

## **Ponteland Neighbourhood Plan Consultation Statement**

**March 2017**

## Quality Management

<b>Title</b>	Ponteland Neighbourhood Plan Consultation Statement	
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## 1. Introduction

- 1.1 This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2), Part 5 of the Regulations sets out that a Consultation Statement should:
- (a) contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
  - (b) explain how they were consulted;
  - (c) summarise the main issues and concerns raised by the persons consulted; and
  - (d) describe how these 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 the neighbourhood plan for Ponteland Civil Parish (“the PNP”);
  - a summary of the publicity, engagement and consultation that has helped to shape and inform preparation of the PNP;
  - details of those consulted about the PNP at the various stages of plan preparation and the extent to which efforts were made to ensure the PNP was prepared with support and input from the local community; and
  - a description of the changes made to policies as the PNP emerged in response to consultation, engagement and critical review.
- 1.3 This Consultation Statement will address how the process and techniques involved in seeking community engagement and preparing the Submission Draft PNP were appropriate to the purpose of the PNP. The extent of engagement is considered by the Ponteland Neighbourhood Plan Steering Group (PNPSG) to fulfil the obligations set out in the Regulations. This Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations, and sets out how it has been applied in Ponteland Civil Parish. This has resulted in the submission of a plan that, in the opinion of the PNPSG, best meets community expectations expressed during plan preparation, and the aspirations of Ponteland Town Council.
- 1.4 The information in this Consultation Statement is intended to help the Independent Examiner review the process of plan preparation and make any appropriate recommendations in relation to the PNP having regard to the extensive and iterative processes employed in preparing the Submission Draft.

## 2. Background

- 2.1 The process of preparing the Ponteland Neighbourhood Plan (“the Plan”) began in Autumn 2012, and in January 2013 Ponteland Town Council established a Neighbourhood Plan Steering Group. On 28 June 2013 the Civil Parish of Ponteland was designated as a Neighbourhood Area for the purposes of Neighbourhood planning.
- 2.2 Since 2013 the PNPSG, made up of local volunteers, has worked on behalf of the Town Council to develop the Plan. During this time the group have followed a process to ensure the Plan reflects what the community in Ponteland want whilst also seeking to ensure that the Plan will meet the “basic conditions” of a neighbourhood plan.
- 2.3 The preparation of the Plan has involved extensive areas of work including:
- Identification of existing evidence to inform policies;
  - Commissioning of additional evidence including;
    - Community Character Statement (2015);
    - Housing Needs Survey (2016);
    - Estate Agents Survey (2016); and
    - Landscape Character Appraisal (2016).
  - Preparation of topic/background papers, all of which are available on the Ponteland Neighbourhood Plan website.
  - A number of rounds of community engagement, all of which will be discussed further in this document;
    - January 2013 – Plan area wide survey;
    - May 2013 – engagement with students at the High School;
    - June 2013 – Party in the Park event;
    - November 2013 – Plan area wide survey;
    - September 2014 – vision and objectives consultation;
    - June 2015 - Party in the Park event;
    - October 2015 – Stakeholder event;
    - April 2016 – Revised vision, objectives and policy options;
    - June 2016 - Party in the Park event;
    - November 2016 – Pre-submission Consultation Draft.
- 2.4 This work has informed the preparation of the Submission Draft Plan which identifies:
- The context in which the Plan has been prepared – an overview of Ponteland, the **opportunities and challenges** for the Plan to address;
  - A **positive vision and objectives** for the future of the Neighbourhood Plan area;
  - How the vision and objectives of the Plan will be **delivered through planning policies** i.e. **the policies that will be used to determine planning applications** within the Plan area - providing a framework for sustainable development; and
  - How the vision and objectives of the Plan will be **delivered through community actions** i.e. measures which are **intended to encourage action and influence decisions** taken by relevant bodies.

- 2.5 The period covered by the Plan is to 2031, which mirrors that of the emerging Northumberland Local Plan Core Strategy. During this period, the Plan will be reviewed and updated where required.

## 3. Details of Public Consultation Introduction

- 3.1 Since 2012, a series of Community and Stakeholder Consultations have taken place; this started with an initial survey and has gone on to include questionnaires, presence at Party in the Park events, and exhibitions at “drop in” sessions. At every opportunity the Neighbourhood Plan Group has welcomed and listened to views, and these views have been an invaluable contribution to the Plan.
- 3.2 The PNPSG has also welcomed the input of statutory bodies and other key stakeholders including Historic England, the Environment Agency, Northumbrian Water, Northumberland County Council, Natural England and Highways England.

## 4. Initial Survey January 2013

- 4.1 To gauge initial views of the residents and employers of Ponteland Civil Parish, a survey was included in the *Pont News & Views* magazine. The survey is included at Appendix 1. Respondents were given a choice of six drop-off points for their completed questionnaire within Ponteland Village and Darras Hall.
- 4.2 *Pont News & Views* is a local self-financing monthly magazine delivered to approximately 4,300 residences and businesses in the Civil Parish of Ponteland. Originally, this was set up by the Ponteland Community Partnership and is now administered by Ponteland Town Council.
- 4.3 A summary of results of the survey were illustrated and posted online on the Ponteland Neighbourhood Plan website<sup>1</sup>. They can be viewed at Appendix 2. 420 responses were received. Some of those who completed the questionnaire expressed a wish to provide more detailed feedback than permitted in this survey. This was useful to take into account when future surveys and public consultation events were planned.
- 4.4 The results of the initial survey reflected a clear view of residents' priorities for the future of Ponteland Civil Parish that enabled the PNPSG to focus their efforts accordingly. Main clear priorities included drainage and flooding, traffic and the improvement of the shopping centres at Broadway and Merton Way.

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<sup>1</sup> <http://www.pontelandneighbourhoodplan.co.uk/public-consultation/initial-survey-2012/>

## 5. Ponteland “Party in the Park” 2013

5.1 The Party in the Park is an annual event in Ponteland Park organised by the Christian Churches in Ponteland: St. Mary’s Church, St. Matthew’s Roman Catholic Church, Ponteland Methodist Church and the United Reformed Church. It is usually held on a Sunday in early June. The Party in the Park features family activities, stalls and information points from local and national organisations.

5.2 In 2013 the Party took place on a sunny day and an estimated 2,500 people attended.

5.3 The PNPSG had display boards and were able to participate in conversations with the community about their concerns and aspirations for the future of the area. It was also an opportunity to explain in further detail about the PNPSG’s aims.



Information board at the 2013 Party in the Park

5.4 All the information gathered was analysed and used to help focus the contents of the more detailed area-wide survey of November 2013. The comments contributed were able to be divided into nine topic areas, which were used as the starting point of setting the structure of the emerging Plan:

### Leisure, Open Spaces, Youth facilities

- Refurbish the Sports Centre
- Improve the Gym
- An all weather football pitch
- Skateboard park
- Children’s play area

### Housing

- No further development without infrastructure improvements
- No building on Green Belt
- No more mansions on Darras Hall

### Retail, Business, Employment

- Better shopping facilities
- New Shopping Centre
- Improve Merton Way
- No split sites

- One way system

## Drainage, Flooding

- Improve advice on emergency flooding procedures

## Village Centre

- Get on with the redevelopment
- Too many houses
- Refurbish library as a community hub
- Relocate business park
- Refurbish Meadowfield Industrial Estate

## Healthcare, Care of the Elderly

- Less Care Homes

## Conservation and Heritage

- No building on Green Belt
- Maintain rural character

## Natural Environment, Habitat

- Hedgerows for hedgehogs
- More trees, Beech and Oak

## Public Transport, Highways, Car Parking

- No more development until traffic in the village centre is sorted out
- Don't want to queue longer to get off the Estate
- Traffic at Darras Hall First School
- Improve public transport to Kingston Park
- More choice at peak times
- More buses and routes
- Improve services all day and evening
- 20mph speed restriction in residential areas

## 6. High School Activity Day 2013

- 6.1 Representatives of the PNPSG attended Ponteland High School to engage with students on 10<sup>th</sup> July 2013. Approximately 120 Year 12 students and 100 Year 9 students considered the future of the area.

### Year 12

- 6.2 The session with Year 12 students involved considering, in subgroups, the next 20 years in Ponteland by discussing and debating the three options of:

- Large scale development in the area,
- Considering the impact on the Green Belt and wildlife,
- Is there a compromise that could suit Ponteland?

- 6.3 The High School invited developers Banks, Lugano, the Ponteland Green Belt Group and the PNPSG to participate in a balanced debate. The session was divided into three parts:

- Part 1 in the morning - to analyse the information and form your own subgroup opinion for the future,
- Part 2 in the afternoon - to construct a model on your subgroup's interpretation,
- Part3 - Ponteland Green Belt Group and the PNPSG to view the student's interpretations and give feedback.

- 6.4 The students were able to understand the potential benefits of new development and the potential impacts. Ideas from the students of what they thought were important issues for the future were:

### Business

- There was a need for more business but not food outlets, there was enough already, small individual shops.
- Better retail facilities required
- How about a Cinema?

### Leisure

- Improve the Leisure Centre facilities
- What about a park in Darras Hall
- Not a lot to do in Ponteland/Milbourne/Medburn
- Nature Reserve
- 5 a-side Foot ball pitch would be good
- Rock climbing

### Transport



- Needs to be improved especially during the evenings
- Better connections
- How about a Metro line extension?

## Housing

- More housing
- Some new houses too large

## Flooding

- General concerns

## Conservation

- Like lots of open space

## Year 9

- 6.5 Year 9 students worked in small groups to construct models reflecting their ideas on “What Ponteland should provide for the future”. This assignment focused mainly on the future of Merton Way and the surrounding area.
- 6.6 Their design ideas, displayed in 17 models, showed a strong enthusiasm for:
- Sport, leisure and play areas for younger children,
  - Shopping facilities for all ages, including pets,
  - A strong theme throughout to keep vehicles and public transport away from the activity areas.

## Conclusions

- 6.7 For the PNPSG, the session played an essential part of engaging with the young members of the community. It was extremely interesting to understand the young people’s perception of the future of Ponteland and it was possible to use this understanding to help focus the contents of the more detailed area-wide survey of November 2013. It was clear from their input that the students were especially interested in community facilities; this was carried forward into the preparation of the emerging Plan and is addressed through the several relevant policies in the Submission Draft.

## 7. Survey November 2013

- 7.1 A detailed survey was published in the *Pont News & Views* in November 2013. The magazine is distributed to approximately 4,300 residences and businesses in the Civil Parish of Ponteland.
- 7.2 Participants were offered a choice of five drop-off points within Ponteland Village and Darras Hall for their completed survey, and a postal address was also provided. 412 completed surveys were received.
- 7.3 At this stage, the questions being asked of the community somewhat lacked focus in terms of what a planning document can achieve and what kinds of policies a neighbourhood plan can contain (e.g. principally regarding the Green Belt, which is a strategic matter, for the County Council's Core Strategy to address). This is no doubt reflective of a community groups across the county attempting to grapple with the complexities of the planning system. However, the survey and the results obtained proved a useful resource in further focusing the PNP as it approached its Vision and Objectives stage. The survey and the results can be viewed at Appendix 3.
- 7.4 Some of the significant messages emerging from consultation included concerns over traffic congestion close to schools, concerns regarding flooding and the desire to see the special character and appearance of the area preserved through a review of the conservation area and protection of trees and green spaces. The PNPSG has ensured these matters are covered within the emerging Plan.

## 8. Vision and Objectives September 2014

- 8.1 Based on all previous feedback, a Vision and Objectives document was prepared and consulted upon in September 2014. The document is available to view at Appendix 4. Every household in the Civil Parish was notified via the *Pont News & Views* magazine (article available at Appendix 5), plus a range of other organisations, businesses and stakeholders were also notified. Please see Appendix 6 for further details on this. Notices were also put on all the Civil Parish notice boards, on Facebook and on Twitter.
- 8.2 The consultation began on 19<sup>th</sup> September 2014 and ended on 30<sup>th</sup> September 2014. Participants were able to contribute via the Ponteland Neighbourhood Plan website or via drop-in events.
- 8.3 Drop-in events – Four drop-in events were held at the Ponteland Memorial Hall:
- Friday 19th Sept 10am-7pm
  - Saturday 20th Sept 9.30am-1pm
  - Friday 26th Sept 10am-7pm
  - Saturday 27th Sept 9.30am-1pm
- These events allowed the PNPSG the opportunity to display an extensive exhibition outlining the neighbourhood planning process undertaken by the group since autumn 2012. Each session was manned by steering group members who were available to answer residents' questions and receive comments. After registering, attendees would be given their response sheet and a consultation document giving full information on the consultation process to take away.
- 8.4 Display materials from the drop-ins can be viewed at Appendices 7, 8 and 9.
- 8.5 Website - An interactive survey was also provided for the public to use on the website, along with all the display materials as shown at Appendices 7, 8 and 9.
- 8.6 191 responses in total were received. This was made up of 135 respondents who attended the drop-in-sessions and 56 respondents who participated via the website. Appendix 6 outlines the comments made against each objective. These comments suggested a general support of the overarching aims of the objectives but allowed for a refining of the wording as these objectives evolved more towards policies in the next version of the emerging Plan.

## 9. Ponteland “Party in the Park” 2015

- 9.1 The PNPSG again took part in this annual June event to raise the profile of the group’s work. An estimated 3,000 people attended and were able to view a display about the emerging neighbourhood plan including community aspirations.
- 9.2 The purpose of attending this event was to raise the profile in the local community rather than a formal consultation. Feedback sheets based around eight topic areas were filled in and verbal comments were given to members of the PNPSG manning the event.
- 9.3 The PNPSG received a large amount of complements for their efforts in the work that had been done to date, the professional presentation of the displays and the volunteer willingness to continue with putting a plan in place. Many interested parties initially were confused the PNPSG with either Northumberland County Council or the Ponteland Green Belt Group; however the event offered the opportunity to explain the differences between the groups.
- 9.4 The following is a sample of the comments received that were considered when preparing the next stage of the emerging Plan:

### Conservation and Heritage

- Character conservation; maintain green spaces as a clear Ponteland boundary
- Conserve areas which enhance the environment and the community

### Natural Environment, Open Spaces and Habitat

- Wildlife corridors are essential, need to maintain greenness/openness
- Fabulous natural habitats need to be preserved – especially along River Pont.
- Must have green wedges on approach to village, avoid urban sprawl

### Retail, Business and Employment

- Central local retail provision essential for the older population
- Existing shops could be improved, give a variety of shops
- Industrial site should be offered on the edge of the village and housing should be built in it’s place-especially the elderly

### Housing and Affordable Housing

- Lots of houses up for sale, more houses not needed
- Concentrate houses in one area-more economical
- Mixed houses to ensure mixed communities
- Needed real affordable housing to rent and buy.

### Transportation

- Need a proper bypass – not a mini-road that would direct more traffic into North Rd/Berwick Hill that is already congested.

- Public transport to the area is poor
- Need to reduce through traffic

## Flooding and Drainage

- No more houses on flood risk sites
- Developments must have adequate & appropriate drainage/sewage provision
- There should be a catchment area off Rotary Way

## Healthcare

- Support needed to stay in your own home
- Leave library where it is
- Health provision not adequate and too far to walk

## Education and Youth Activities

- Many of the traffic problems are caused by incoming children into Pont schools
- Need to keep a balance of age ranges in the population
- Village hub-Council Offices, coffee, information centre
- Set up some cycle ways so young people can cycle to school & friends – improving their health/fitness and removing polluting vehicles from the environment.
- Agreed develop better leisure facilities for all in the community.

## 10. Stakeholder Event 2015

- 10.1 Over 220 invitations were sent out to landowners, developers, businesses, organisations and statutory bodies within and beyond the Civil Parish of Ponteland, via hand, post or email. Those stakeholders who were invited are listed at Appendix 10. 50 representative stakeholders, landowners, developer, businesses and organisations attended at least one of the sessions, which were held at Ponteland Memorial Hall on:
- Wednesday 30th Sept 10am – 12 noon,
  - Friday 1st Oct, 2pm – 4pm,
  - Friday 1st Oct, 6pm – 8pm,
  - Saturday 3rd Oct, 10am – 12.30pm.
- 10.2 The events were led by the PNPSG. Stakeholders were presented with the display materials as set out in Appendix 11 that covered proposed objectives across eight topic areas.
- 10.3 The comments made are set out in Appendix 12. The stakeholders were generally supportive of the proposed objectives. This allowed for confidence in moving forward with the Plan. The input was useful when considering the more detailed aspects of the proposed policies and supporting text of the next draft version of the emerging Plan.

## 11. Revised Vision, Objectives and Policy Options April 2016

- 11.1 Following consultation with the public and the input of statutory bodies, interests of local businesses, landowners and developers at the Stakeholders Event in 2015, plus an increased understanding of neighbourhood planning requirements and constraints, the PNPSG were able to produce and consult on a Revised Vision, Objectives and Policy Options (see Appendix 13).
- 11.2 During April and May of 2016, the PNPSG undertook a public consultation. The consultation lasted for six weeks and was made available to all properties in the Civil Parish through being publicised in the *Pont News & Views* magazine. Please see Appendix 14 for the article. The magazine was delivered with a questionnaire based on the Revised Vision, Objectives and Policy Options, with a freepost envelope. An online version of the questionnaire was also available. The consultation was advertised at seven Notice Boards throughout the Civil Parish; please see Appendix 15 for the notice. Stakeholders at Appendix 10 were also informed.
- 11.3 Five drop-in sessions were held at Ponteland Memorial Hall (see Appendix 16) where materials were displayed (see Appendix 17) and PNPSG members were on hand to explain about the emerging Plan, the process and to gather views:
- Thursday 21st April 6.00-8.00pm
  - Friday 22nd April 10.00-12.00,
  - Friday 22nd April 2.00-4.00,
  - Friday 22nd April 6.00-8.00pm
  - Saturday 23rd April 10.00-2.00pm
- 11.4 633 surveys were received from residents of the area. The PNPSG commissioned People & Places to gather and analyse the results. The Executive Summary of the results can be viewed at Appendix 18. Additionally, the PNPSG commissioned Capita to review the People & Places' analysis of the consultation feedback and provide a short written statement to address how it should be reflected in the Pre-Submission Draft Plan. This can be viewed at Appendix 19.
- 11.5 This feedback from residents illustrated a general agreement with the aspirations of the emerging Neighbourhood Plan. There was a clear lack of support for the Plan to encourage hotel facilities in the Civil Parish and it was decided that this should not be continued into the next draft version.
- 11.6 The consultation also generated feedback from a range of other stakeholders: Northumberland County Council, Northumbrian Water, Natural England, the Environment Agency, Dissington Estate and a local land owner. Capita were commissioned by the PNPSG to review the feedback and provide a suggested response to the consultees and provide suggested actions and/or points to discuss and agree for PNPSG going forward in the preparation of their Neighbourhood Plan. This review is available at Appendix 20.

- 11.7 The feedback from stakeholders assisted in further understanding what elements were appropriate for inclusion in a neighbourhood plan and inclusion in a Core Strategy, e.g. policies regarding school provision. A key outcome from this was to merge the older people and younger people's sections of the emerging Plan to become one section regarding the community as a whole. Given the importance of flooding and drainage matters to the community, clear policy wording suggestions from Northumbrian Water Ltd. were well received.



## 12. Ponteland “Party in the Park” 2016

- 12.1 Once again, the PNPSG attended this annual June event. Attendance figures for 2016 were estimated at 2,500.
- 12.2 Although not a formal consultation, the event was an opportunity to maintain the profile of the emerging Plan and to provide an update following the consultation on the Revised Vision, Objectives and Policy Options. The display boards that were presented can be viewed at Appendix 21.

## 13. Pre-Submission Consultation Draft 2016

- 13.1 Consultation on the Pre-Submission Consultation Draft began on 1<sup>st</sup> November 2016 until noon on 16<sup>th</sup> December 2016. Northumberland County Council provided advice on the format of and processes involved in this consultation so that it would be in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012<sup>2</sup>.
- 13.2 To publicise the event, articles were published in the October 2016, November 2016 and December 2016 issues of the *Pont News & Views* (see Appendices 22, 23 and 24) and a press release was issued to local media (The Journal, Hexham Courant, Morpeth Herald, BBC and Tyne Tees). The consultation was advertised at seven Notice Boards throughout the Civil Parish; please see Appendix 25 for the notice. The consultation was also advertised on the Ponteland Neighbourhood Plan website<sup>3</sup>.
- 13.3 265 statutory and other consultees were also directly contacted. These included statutory consultation bodies, local businesses, clubs and groups, local voluntary bodies, organisations representing disabled persons, and organisations representing religious groups. Consultees were either sent a formal letter/email (usually more national-based consultees, see letter at Appendix 26) or an informal letter/email (usually more local-based consultees, see letter at Appendix 27). Please see Appendix 28 for a list of all those consultees directly contacted. Northumberland County Council will contact the Consultation Bodies within Appendix 28 as part of the consultation on the Submission Draft version of the Plan. The contact details of all consultation bodies have separately been provided to Northumberland County Council to ensure that data protection is not breached.
- 13.4 The Pre-Submission Consultation Draft document was available on the website, along with all relevant evidence and background information. The document was also available to view at the Ponteland Town Council offices between 9:30am and 12:30pm Monday to Friday (see guidance provided at the Town Council office at Appendix 29), and at a drop-in event on 5<sup>th</sup> November at Merton Hall in Ponteland between 10am and 1pm.
- 13.5 Comments were invited via post, online survey or email. A pro-forma was not provided as to not constrain the nature of the feedback.
- 13.6 Over 120 separate comments were received from around 28 individuals. PNPSG commissioned Capita to compile and analyse responses and provide advice on how they should be addressed in the Submission Plan. The relevant report is available at Appendix 30 and is set out as to clearly illustrate a response to comments made and any subsequent amendments to the Plan.

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<sup>2</sup> [http://www.legislation.gov.uk/uksi/2012/637/pdfs/ukxi\\_20120637\\_en.pdf](http://www.legislation.gov.uk/uksi/2012/637/pdfs/ukxi_20120637_en.pdf)

<sup>3</sup> <http://www.pontelandneighbourhoodplan.co.uk/>

- 13.7 The majority of comments received were positive and were in support of the Plan and its policies. Several comments suggested amendments to allow for improved implementation of the Plan. There were some comments that noted inaccuracies or errors that the PNPSG have been glad to amend. A small number of comments have raised concerns about the proposed content of the Plan; these comments have allowed the PNPSG to undertake a critical review of the Plan ahead of its submission to Northumberland County Council. Consequently a number of amendments are proposed that although don't alter the aims of the Plan, help to ensure it meets the Basic Conditions and would most effectively deliver on its policy aims. There are some occasions where the PNPSG are of a differing opinion to those of the consultee. Appendix 30 is able to set out the reasons why this is the case.

## 14. Other Engagement

14.1 The PNPSG have undertaken a range of other engagement exercises:

- Pont News & Views – regular updates in the regular Civil Parish-wide magazine. These are available to view at Appendix 31.
- Ponteland Town Council website<sup>4</sup> – website regularly updated.
- Ponteland Neighbourhood Plan website<sup>5</sup> – website regularly updated.
- Ponteland Town Council Facebook page<sup>6</sup> – regular updates provided.
- Introductory meetings with stakeholders – the PNPSG have set up informal meetings with a range of relevant stakeholders, including developers and local landowners, in order to introduce themselves and the aims of the emerging Plan. See Appendix 32 for a list of these meetings.
- Estate Agent Survey 2016 - All seven local Estate Agents were invited to take part in a survey based on incoming enquiries from outside the Civil Parish on house purchases and rentals in the area. This survey allowed for understanding of where in the Civil Parish people wished to purchase or rent, and the varying types of properties desired. The information gathered forms part of the evidence base in supporting proposed policy *PNP 21: Housing Mix*.
- Housing Needs Survey 2016 – The PNPSG distributed a questionnaire to properties within the Civil Parish via *Pont News & Views* and it was also available online. The survey intended to ascertain future housing needs in the Civil Parish, from those already living there. A total of 1,271 survey responses were received from Darras Hall (62%), Ponteland (34%) and the wider rural area of Ponteland Civil Parish (4%). Of these, 91% were responses to paper copies of the survey and 9% from the online version. Consultants Places & People undertook analysis of the feedback<sup>7</sup>. The information gathered forms part of the evidence base in supporting proposed policy *PNP 21: Housing Mix*.

14.2 Additionally, Northumberland County Council has undertaken a consultation on a *Strategic Environmental Assessment (SEA) Screening Opinion*. The conclusions of this SEA Screening Opinion was that the Ponteland Neighbourhood Plan will not have significant effects in relation to any of the criteria set out in Schedule 1 of the SEA Regulations, and therefore does not need to be subject to SEA. The views of

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<sup>4</sup> <http://www.ponteland-tc.gov.uk/>

<sup>5</sup> <http://www.pontelandneighbourhoodplan.co.uk/>

<sup>6</sup> <https://en-gb.facebook.com/PontTownCouncil/>

<sup>7</sup> Available at: <http://www.pontelandneighbourhoodplan.co.uk/wp-content/uploads/2016/10/Ponteland-Housing-Needs-Survey-Executive-Summary.pdf>

statutory consultees Historic England, Natural England and the Environment Agency were sought in October 2016, and they were in agreement with this conclusion. The *Strategic Environmental Assessment (SEA) Screening Opinion* can be viewed under the Neighbourhood Planning section of the Northumberland County Council website<sup>8</sup>.

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<sup>8</sup> <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

## 15. Conclusions

- 15.1 The Ponteland Neighbourhood Submission Plan is the outcome of continuous community engagement in various forms since 2013. In that time, guidance, input and support has been received from various sources, all of which has been useful and all of which has been afforded due consideration in the preparation of the Plan.
- 15.2 This has allowed for a Plan that reflects the community's aspirations for the area and the advice of stakeholders, whilst being in general conformity with local and national planning policy and that meets the basic conditions of a Neighbourhood Plan.
- 15.3 This Consultation Statement demonstrates that the publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan, which will benefit current and future communities in Ponteland Civil Parish by promoting sustainable development.

## Appendices

## **Appendix 1**

### **Initial Survey – January 2013**





# Help shape future development of your village

Introduced as a key part of the Localism Act 2011, neighbourhood planning powers seek to empower communities to manage and enable development in their local area by creating a vision of how their areas should grow; deciding what they should look like; creating locally specific planning policies to manage development in their area; or granting permission by legal order for sites that the local community would like to see developed in a particular way. These powers are discretionary and, in Northumberland, will be exercised by parish/town councils.

Communities, through their parish/town councils, can use neighbourhood planning to:

- Choose where new homes, shops and offices should be built.
- Say what those new buildings should look like.
- Grant permission for new buildings that fit with local planning policies for the area.

Neighbourhood planning includes three separate tools: Neighbourhood Development Plans (NDPs); Neighbourhood Development Orders (NDOs); and Community Right to Build Orders.

Communities can choose to utilise one or more of these tools to achieve the desired development aims of the local community, for example, a Neighbourhood Development Plan complimented by Neighbourhood Development Order.

A group has been set up to progress a Neighbourhood Plan for Ponteland to promote and improve social, economic and environmental conditions in the area over the next 20 to 30 years. The PNP Group has already held meetings with Northumberland County Council and Ponteland Town Council where an outline of the process for a Neighbourhood Plan was clearly identified.

This initial survey is the start of the consultation with the community and by collating residents' views the PNP will then be able to direct efforts in the right areas.

To find out more about Neighbourhood Plans visit: [northumberland.gov.uk/default.aspx?page=10909](http://northumberland.gov.uk/default.aspx?page=10909)

To find out more about the Ponteland Neighbourhood Plan Group visit: [www.pontelandpcp.co.uk](http://www.pontelandpcp.co.uk)

## Ponteland Neighbourhood Plan Initial Survey

It is crucial that we obtain as many residents' views as possible and to this end could you please spare some of your precious time to complete this survey.

Please place your completed questionnaires in a sealed envelope marked 'Ponteland Neighbourhood Plan Group' in one of our collection boxes at 'drop off' points listed below by the closing date of **Monday 21st January 2013**:

- Ponteland Town Council Office, Meadowfield Court
- Ponteland Care Centre, Meadowfield, the Community Services reception (Tuesday to Friday)
- Darras Hall Estate Committee, Old Station Court (Monday to Wednesday)
- Darras Hall Clinic, Broadway (Monday to Friday)
- Sainsbury's Supermarket, Ponteland - main exit till
- Waitrose Supermarket, Ponteland - Customer Service counter

## PLEASE ANSWER ALL OF THE QUESTIONS.

Please note that it is important to complete your name and address details where indicated otherwise your views cannot be taken into account. \* *Note prerequisite fields*

Name(s) \*

Address \*

Telephone Number  E-Mail

*Please tick appropriate box*

1. HOUSING DEVELOPMENT. <i>Please tick your view</i>	Yes	No
Any development should be...	<input type="checkbox"/>	<input type="checkbox"/>
1a. Affordable housing for social needs.	<input type="checkbox"/>	<input type="checkbox"/>
1b. Low cost market housing which is part of a strategic plan strictly controlled so that owners benefit rather than, say, speculators.	<input type="checkbox"/>	<input type="checkbox"/>
1c. Left to market demand and subject to appropriate planning consent	<input type="checkbox"/>	<input type="checkbox"/>
1d. Not over and above the scale seen in Ponteland over the last 10 years	<input type="checkbox"/>	<input type="checkbox"/>

2. GREEN BELT. How important is protecting the Green Belt to you?		
2a. I wish the existing Green Belt around Ponteland protected as it is now	<input type="checkbox"/>	<input type="checkbox"/>
2b. I recognise that to develop infrastructure and possible housing some Green Belt may be used but wish this to be minimised to retain Ponteland's character	<input type="checkbox"/>	<input type="checkbox"/>

3. Regarding our infrastructure, <i>please rank in order of importance 1-8 with 1 being the most important</i>	
3a. Drainage & potential flooding	<input type="checkbox"/>
3b. Traffic congestion and parking	<input type="checkbox"/>
3c. Public transport links	<input type="checkbox"/>
3d. Schools and education	<input type="checkbox"/>
3e. Local jobs	<input type="checkbox"/>
3f. By-pass (irrespective of suggested location at this stage)	<input type="checkbox"/>
3g. Library	<input type="checkbox"/>
3h. Health facilities	<input type="checkbox"/>

4. Regarding public services, <i>please rank in order of importance 1-7 with 1 being the most important</i>	
4a. Shopping precincts - Merton Way & Broadway centres improvement	<input type="checkbox"/>
4b. Shopping precincts - Merton Way & Broadway centres rebuilding & expansion	<input type="checkbox"/>
4c. Leisure facilities –improvement of leisure centre	<input type="checkbox"/>
4d. Leisure facilities – more facilities for the young	<input type="checkbox"/>
4e. Recreation facilities – including improvement of parks, allotments, more informal spaces etc.	<input type="checkbox"/>
4f. Facilities for visitors e.g. hotels, entertainments etc.	<input type="checkbox"/>
4g. Care homes	<input type="checkbox"/>

5. CONSERVATION AREA/ENVIRONMENT	
Conservation Area Character Appraisals help residents and the Council to understand the history of an area and why it is special. They help shape future developments and planning policies, as well as giving residents an idea of what enhancements could be made. At present, whilst there is a designated Conservation Area in Ponteland there is no Appraisal or Management Plan.	
Should the Neighbourhood Plan include a statement about why Ponteland has a very special character that would be destroyed by inappropriate development?	Yes <input type="checkbox"/> No <input type="checkbox"/>

Thank you very much for your time in completing this survey questionnaire. It is only by obtaining as many residents' views as possible that the committee can do their work effectively and without bias. We intend to circulate a more detailed questionnaire later based on the results of this initial document.

The Ponteland Neighbourhood Plan Group

## Appendix 2

### Results of Initial Survey – 2013

## **INITIAL SURVEY RESULTS**

Thank you to all who kindly completed the initial questionnaire. We received 420 responses, which is extremely encouraging. Some of those who completed the questionnaire expressed a wish to provide more detailed feedback than permitted in the initial survey. That wish will be fully taken into account when future surveys and public consultation events are planned over the next two years.

The results of the initial survey reflect a very clear view of resident's priorities for the future of Ponteland which will now enable the PNP Group to focus their efforts accordingly. The detailed survey analysis is illustrated graphically on the following pages, but in summary the key points are as follows:-

### **HOUSING DEVELOPMENT**

- 80% of respondents expressed the view that any new housing development in Ponteland should not exceed the scale of that seen in the village over the last 10 years.
- 25% of respondents considered that affordable housing for social needs was a priority.
- Over 50% of those who expressed a view considered that housing development should not be left to market demand.

### **THE GREEN BELT**

- 89% of respondents wished to see the Green Belt around Ponteland protected from future development.
- Whilst only 3% of respondents did not want the Green Belt to remain protected, 27% recognised that in order to develop infrastructure and possible future housing some Green Belt may need to be used but wished this to be minimised.

### **INFRASTRUCTURE PRIORITIES**

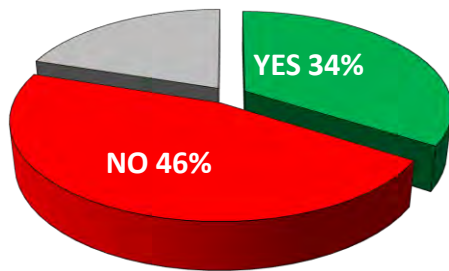
- When priority weighting is taken into account then both traffic congestion and potential flooding were considered to be the most important infrastructure issues for the community with both scoring 72% of the maximum available points.
- The issues considered to be of least importance were local jobs and library facilities with both recording only 29% of the maximum available points.
- When considering only first preferences then drainage and flooding was clearly identified as being of primary importance gaining 36% of all top priority votes followed by traffic congestion at 17%.

### **PUBLIC SERVICE PRIORITIES**

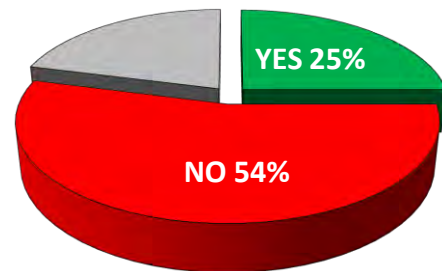
- Improving the existing shopping facilities was clearly considered to be the most important public services issue scoring 79% of the maximum available points and 47% of top priority votes.
- The issue considered to be of least importance was facilities for visitors which attracted only 15% of the maximum available points.

## HOUSING ISSUES

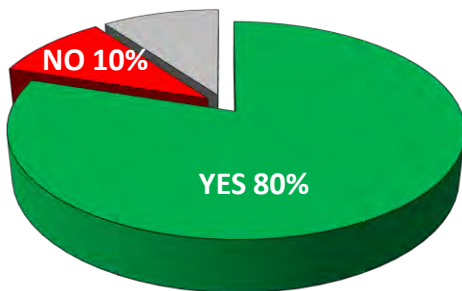
**Development Should Be Low Cost  
Market Housing**



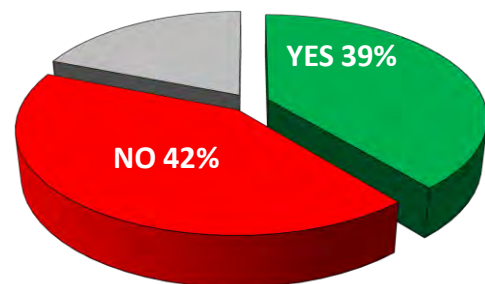
**Development Should Be Affordable  
Housing For Social Needs**



**Rate of New Housing Not To Exceed Scale  
Experienced In Last 10 Years**



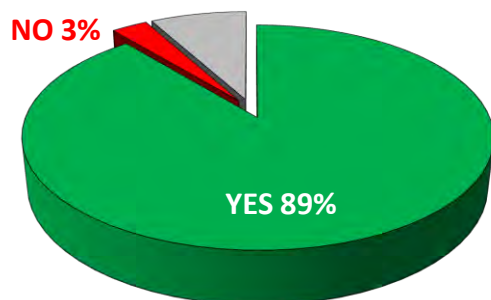
**Development To Be Left To Market  
Demand**



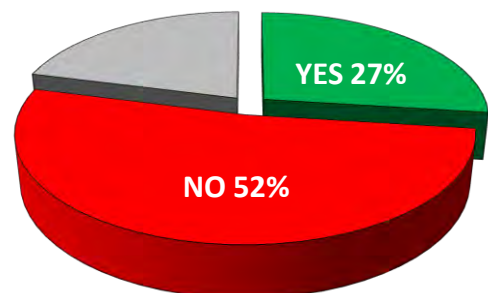
 Grey shading represents abstentions

## GREENBELT ISSUES

**I Wish Existing Ponteland Greenbelt To  
Remain Protected As It Is Now**



**I Accept Some Greenbelt May Need To Be  
Used But Wish This To Be Minimised**

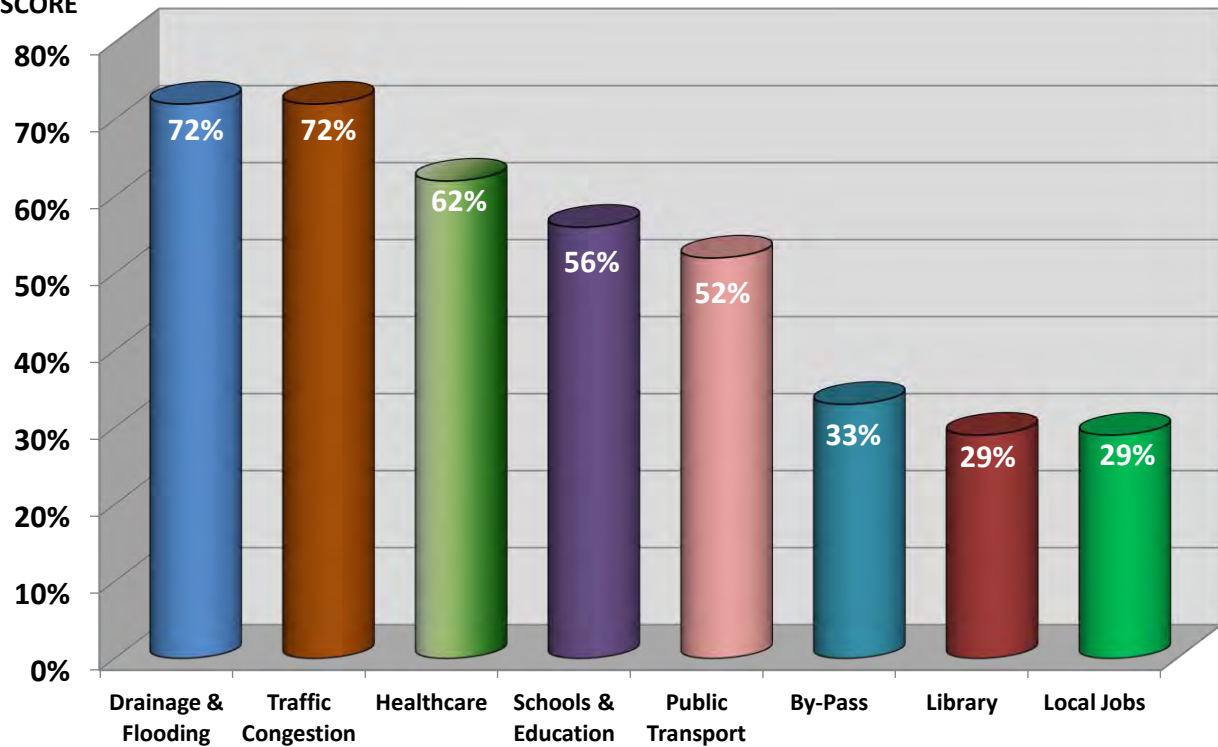


**Plan To Include Statement About  
Ponteland's Special Character**

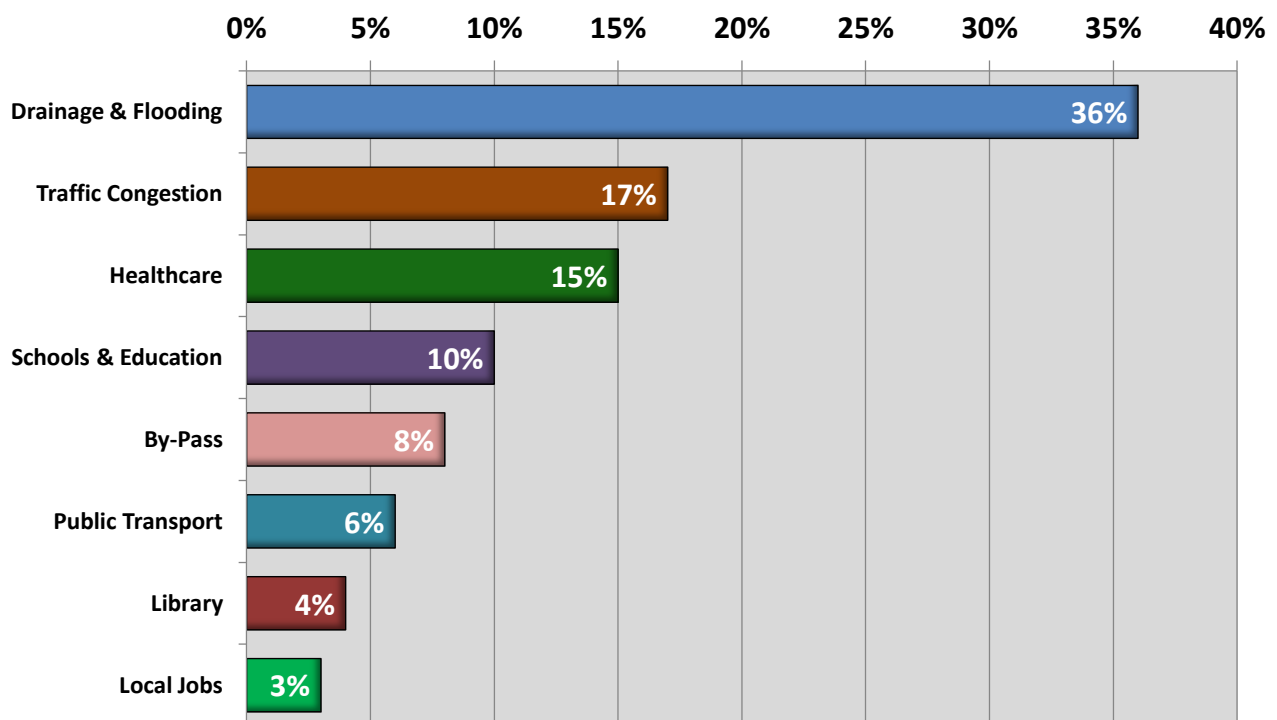


## INFRASTRUCTURE PRIORITIES

% OF MAX POSSIBLE  
SCORE



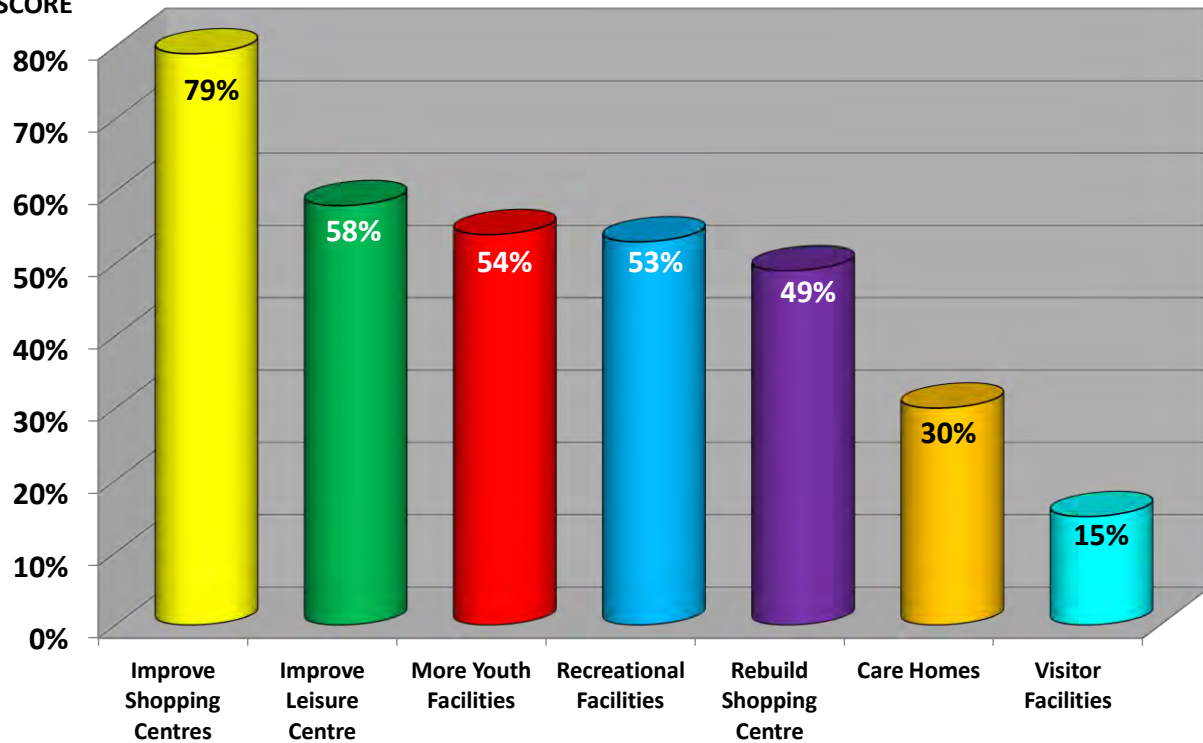
## INFRASTRUCTURE TOP PRIORITY SPLIT



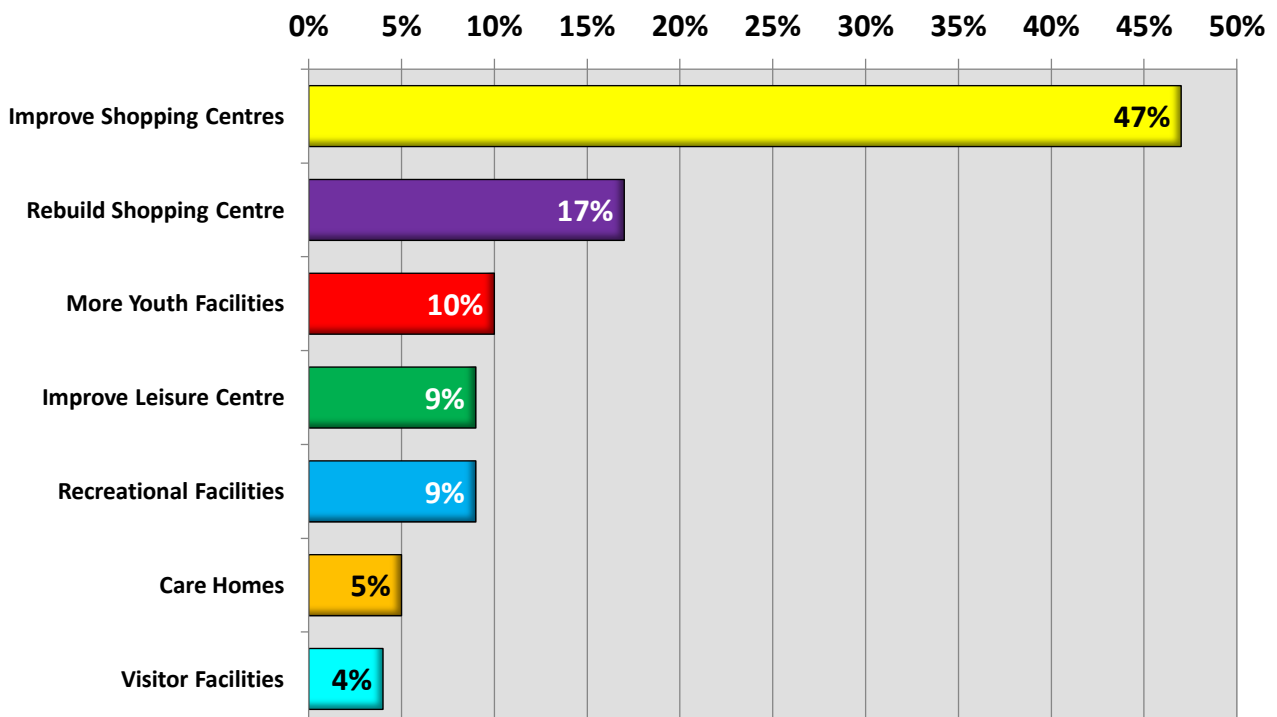


## PUBLIC SERVICES PRIORITIES

% OF MAX POSSIBLE  
SCORE



## PUBLIC SERVICES TOP PRIORITY SPLIT



## **Appendix 3**

### **Survey – November 2013**



# QUESTIONNAIRE

This is an ideal opportunity for you and your family to influence the outcome of your own neighbourhood plan whilst also responding to some key, and potentially controversial, issues raised in NCC's draft Core Strategy. The Ponteland Neighbourhood Plan, currently being developed by a team of local residents working on behalf of the Town Council, will, if approved in a referendum, enable the local community to decide its own vision for Ponteland going forward and, most importantly, to determine future local planning policy in a way that currently is not permitted. However, legislation dictates that those policies will ultimately need to align with the broader Core Strategy for growth and development in Northumberland drawn up in draft form by the County Council and currently at consultation stage.

## HOUSING

**YES**      **UNSURE**      **NO**

- 1 The draft Core Strategy recently published by Northumberland County Council proposes that Ponteland should contribute an additional 850 new houses over the next 20 years.**
  - 1.1** Do you support that proposal? ☐ 4%      ☐ 6%      ☐ 90%
  - 1.2** Would you support that proposal if it did not require the loss of green belt? ☐ 19%      ☐ 17%      ☐ 64%
- 2 There is a chronic shortfall of affordable housing and housing for the over 60s both nationally and locally. With this in mind would you agree with the following:-**
  - 2.1** More affordable housing should be provided in Ponteland? ☐ 32%      ☐ 20%      ☐ 48%
  - 2.2** Affordable housing should comprise a mix of rental and ownership? ☐ 44%      ☐ 16%      ☐ 40%
  - 2.3** There should be more provision of housing suitable for retirees? ☐ 40%      ☐ 23%      ☐ 37%
  - 2.4** There should be more residential style care homes in Ponteland? ☐ 18%      ☐ 25%      ☐ 57%
  - 2.5** Housing mix and tenure should be left to market forces? ☐ 36%      ☐ 16%      ☐ 48%
- 3** Do you agree that new housing should preferably be on 'brown field' sites only i.e. previously developed land ☐ 92%      ☐ 3%      ☐ 5%
- 4 If Green Belt land has to be released for housing should this be:-**
  - 4.1** Close to the village centre with pedestrian and cycle links? ☐ 35%      ☐ 12%      ☐ 53%
  - 4.2** Away from the village centre in smaller developments with separate identities? ☐ 31%      ☐ 19%      ☐ 50%
  - 4.3** Left to market forces to bring sites forward? ☐ 12%      ☐ 13%      ☐ 75%

## TRANSPORTATION & HIGHWAYS

- 5 The provision of a northern by-pass to Ponteland would help to reduce traffic congestion in the village centre, allow more of the village centre to be pedestrianised and potentially create small peripheral sites suitable for play areas, car parking, employment and housing use.**
  - 5.1** Would you support that proposal in principle if a suitable route could be agreed? ☐ 74%      ☐ 8%      ☐ 18%
  - 5.2** Do you agree that developers who would add to traffic volumes in Ponteland should contribute towards the cost of a future by-pass as a condition of their planning approval? ☐ 80%      ☐ 9%      ☐ 10%
- 6** Do you consider the traffic congestion in the vicinity of school entrances to be dangerous as well as inconvenient? ☐ 84%      ☐ 9%      ☐ 8%
- 7** Do you think that there should be more cycle lanes in and around Ponteland? ☐ 61%      ☐ 19%      ☐ 20%
- 8** Do you think that in Ponteland cycling is a safe alternative to motorised transport? ☐ 17%      ☐ 30%      ☐ 53%
- 9** Are car parking facilities in Ponteland adequate? ☐ 40%      ☐ 6%      ☐ 53%
- 10** Do you think that it would be a good idea to bring the Metro into Ponteland? ☐ 47%      ☐ 10%      ☐ 42%



## DRAINAGE & FLOODING

YES      UNSURE      NO

**11** Since Ponteland Village Centre was last flooded, defence measures have been implemented, but there are still weak points that may be overtopped in severe conditions (1 in 100 year floods) and which require emergency works to protect property.

**11.1** Is this position acceptable?

☐ 24%

☐ 18%

☐ 59%

**11.2** Should funding be made available to provide improved defences?

☐ 70%

☐ 20%

☐ 10%

**11.3** Would you like to see a Community Agreement set up which makes arrangements for local groups, (e.g. flood action groups or flood wardens) to take initial actions and provide advice following a flood warning being issued?

☐ 68%

☐ 24%

☐ 8%

**12** New developments are required to control the rate of water draining into watercourses and sewers by measures known as Sustainable Drainage Systems (SuDS). In most cases in Ponteland these will require storm water to be stored at locations from where it can be discharged at a controlled rate into watercourses.

**12.1** Do you consider SuDS to provide an appropriate means of reducing the risk of flooding from new developments?

☐ 23%

☐ 34%

☐ 44%

**12.2** Do you agree that open channels and storage ponds should be located away from areas of family housing and made inaccessible to young children?

☐ 83%

☐ 11%

☐ 6%

**13** Many properties have watercourses running through or adjacent to gardens. Advice on responsibilities for watercourse maintenance and flooding is set out in the following leaflets:-

*Living on the Edge – Environment Agency*

*Roles and Responsibilities for Flooding – Northumberland County Council*

**13.1** Are you aware of these documents?

☐ 10%

☐ 2%

☐ 88%

**13.2** Do these documents provide you with the information you need?

☐ 7%

☐ 82%

☐ 11%

## BUSINESS, RETAIL & EMPLOYMENT

**14** Do you shop in Ponteland for your primary groceries and fresh produce?

☐ 76%

☐ 24%

**15** Would you prefer to shop in Ponteland if it catered for more of your needs?

☐ 65%

☐ 15%

☐ 21%

**16** Does the centre of Ponteland need a greater variety of shops?

☐ 51%

☐ 15%

☐ 34%

**17** Does the condition of the buildings discourage you from shopping in Ponteland?

☐ 21%

☐ 7%

☐ 72%

**18** Are there enough cafes, bars and restaurants in Ponteland?

☐ 95%

☐ 3%

☐ 3%

**19** Would you prefer to work in Ponteland if you could?

☐ 34%

☐ 17%

☐ 49%

**20** Do you think that a modern business hub in or near to the centre would encourage more businesses to settle and stay in Ponteland?

☐ 23%

☐ 35%

☐ 43%

**21** Do you think that construction of a by-pass and the pedestrianisation of the village centre would create new business opportunities?

☐ 33%

☐ 28%

☐ 38%

**22** Do you agree that Ponteland needs to retain an industrial estate?

☐ 58%

☐ 17%

☐ 25%

**23** Should the industrial estate eventually be relocated to a peripheral location to free up land near the village centre for other uses?

☐ 51%

☐ 20%

☐ 29%

## CONSERVATION & HERITAGE

**24** Do you think protection should be extended to include the trees and green spaces on the approach roads to Ponteland and on other council owned land?

☐ 95%

☐ 3%

☐ 2%

**25** Do you think that there should be a programme to reduce the amount of commercial and highway signs in the Conservation Area?

☐ 72%

☐ 20%

☐ 8%

**26** Should the Conservation Area be reviewed and extended to include adjacent areas of particular interest and merit?

☐ 85%

☐ 11%

☐ 3%

## EDUCATION, YOUTH & LEISURE

**27** Are the pre-school and after-school provisions adequate at our local schools?

☐ 28%

☐ 65%

☐ 7%

**28** Should more community use be made of school buildings and playing fields?

☐ 71%

☐ 23%

☐ 6%

**29** Are the adult learning facilities in Ponteland satisfactory?

☐ 33%

☐ 42%

☐ 25%

**30** Are there enough activities available locally for young people?

☐ 21%

☐ 46%

☐ 33%

**31** Are there enough recreation areas available in Ponteland for young people?

☐ 28%

☐ 41%

☐ 31%

**32** Are there sufficient leisure facilities available in Ponteland for adults?

☐ 62%

☐ 22%

☐ 15%

## HEALTH & THE ELDERLY

YES      UNSURE      NO

### 33 Health:-

- 33.1** Is the location of the Medical Centre satisfactory? ☐ 68% ☐ 5% ☐ 27%
- 33.2** Do you have difficulty safely accessing the Medical Centre?
- (a) By Car ☐ 15% ☐ 85%
- (b) By Public Transport ☐ 56% ☐ 44%
- (c) On Foot ☐ 41% ☐ 59%
- 33.3** Do you consider that the optician services available locally are satisfactory? ☐ 79% ☐ 18% ☐ 4%
- 33.4** Do you have access to an NHS dentist in Ponteland? ☐ 13% ☐ 87%
- 33.5** If not, would you prefer to have access to an NHS dentist in Ponteland? ☐ 63% ☐ 11% ☐ 26%

### 34 The Elderly:-

- 34.1** Are you aware of the activities available for older people in Ponteland? ☐ 70% ☐ 30%
- 34.2** If you are over 60 do you use any of these activities? ☐ 33% ☐ 67%
- 34.3** Would you wish to stay in Ponteland as you get older? ☐ 87% ☐ 9% ☐ 3%
- 34.4** Do you think there is sufficient suitable housing available to enable you to do this? ☐ 56% ☐ 21% ☐ 23%
- 34.5** Do you use the facilities in the village centre? ☐ 80% ☐ 1% ☐ 19%
- 34.6** Can you easily access these?
- (a) By Car ☐ 94% ☐ 6%
- (b) By Public Transport ☐ 48% ☐ 52%
- (c) On Foot ☐ 69% ☐ 31%

## NATURAL ENVIRONMENT

- 35** Should there be restrictions on the type of front boundaries allowed on new developments in order to maintain/enhance wildlife corridors? ☐ 90% ☐ 9% ☐ 1%
- 36** Should Tree Preservation Orders be extended, where possible, to all properties in Ponteland in order to maintain/enhance wildlife habitats? ☐ 69% ☐ 19% ☐ 12%

## ABOUT YOU

Your Postcode

Your Sex

207M ☐ F ☐ 178

Your Age

<18 ☐ 7 18-30 ☐ 16 31-50 ☐ 42 50+ ☐ 342

Years Lived in Ponteland

 Yrs

## WHAT TO DO NOW!

Please place your completed questionnaire in a sealed envelope marked 'PONTELAND NEIGHBOURHOOD PLAN GROUP' in one of our collection boxes at one of the 'drop off' points listed below by the closing date of **Friday 6th December 2013:-**

- Ponteland Town Council Office, Meadowfield Court
- Ponteland Care Centre, Meadowfield – the Community Services reception (Tue to Fri)
- Darras Hall Clinic, Broadway (Mon to Fri)
- Sainsbury's Supermarket, Ponteland – Main exit till
- Waitrose Supermarket, Ponteland – Customer service counter

Alternatively you can post your completed questionnaire to:

**Ponteland Neighbourhood Plan Group, Ponteland Town Council, Meadowfield Industrial Estate, Ponteland, Northumberland, NE20 9SD**

Responses are welcome from all members of your family. You can download further copies of this questionnaire from our website at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) or simply photocopy this pull-out.

**THANK YOU VERY MUCH FOR TAKING PART IN OUR COMMUNITY CONSULTATION.  
YOUR VIEWS DO MATTER AND THEY CAN MAKE A DIFFERENCE.**

## **Appendix 4**

### **Vision and Objectives – September 2014**



# **Ponteland Neighbourhood PLAN**



[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)  
Ponteland Neighbourhood Plan Group. c/o Town Council Offices,  
Meadowfield Industrial Estate. Ponteland. Newcastle upon Tyne NE20 9SD

## **Visions and Objectives Community Consultation Document**

**Consultation period  
from 19<sup>th</sup> September until 30<sup>th</sup> September**

**Via the website [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)  
Or at the Drop-In Sessions at the Memorial Hall**

**Fri 19<sup>th</sup> September 10.00 am - 7.00pm  
Sat 20<sup>th</sup> September 9.30 am - 1.00pm  
Fri 26<sup>th</sup> September 10.00am - 7.00pm  
Sat 27<sup>th</sup> September 9.30am - 1.00pm**

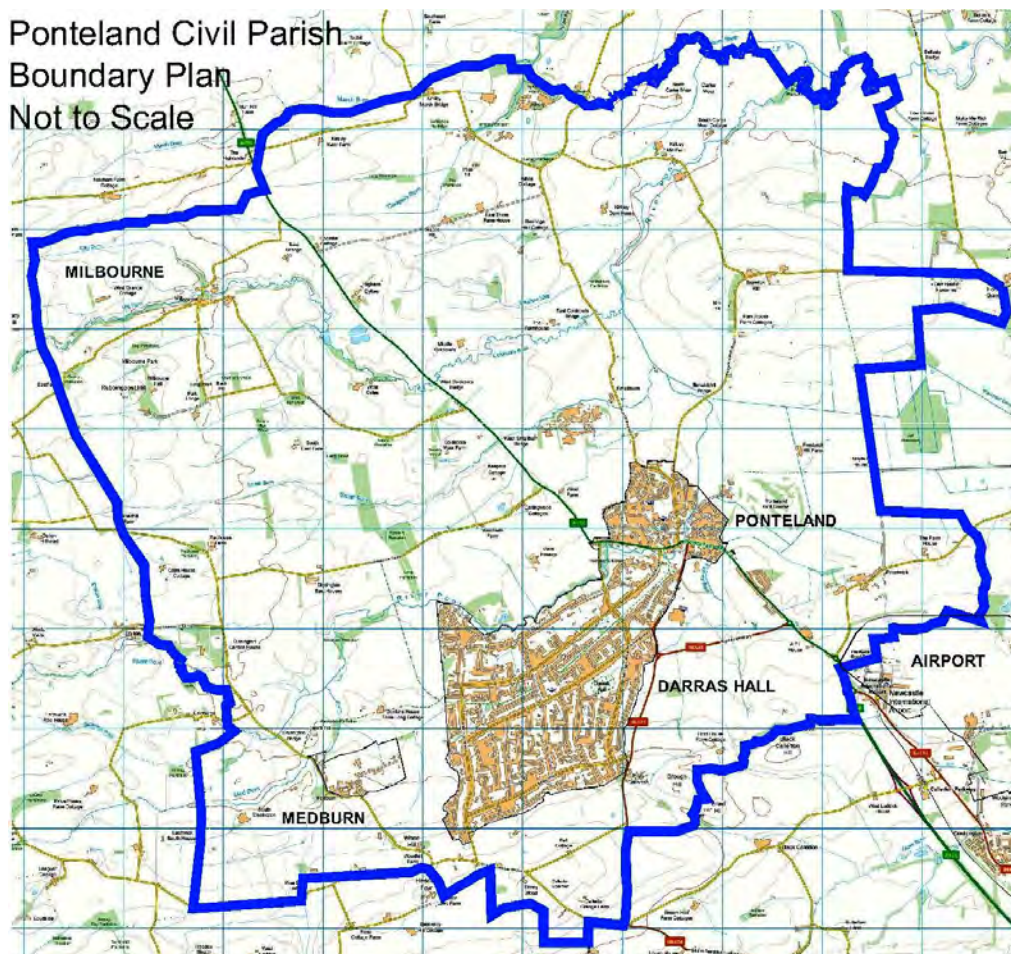
**Ponteland Neighbourhood Steering Group,  
has taken the analysis from the previous Survey in 2012,  
Questionnaire responses in 2013 collated evidence and  
identified eight sections to form the Vision for Ponteland for  
the next 16 years.**

## Our Aims for the future are:

- To cherish the unique characteristics of the civil parish of Ponteland.
- To promote a sustainable prosperous community that supports a high quality of life for all the residents.
- To encourage a distinctive and flourishing settlement to include the entire civil parish.
- To promote an environment safe from flood risk and adaptable to climate change.
- To recognise that Ponteland is an area of high quality natural environment and protected wildlife.
- To acknowledge that any change should be for the long term benefit of the whole community.

## Designated area of the Ponteland Neighbourhood Plan

### Ponteland Civil Parish



## This is your opportunity

This document sets out the key issues identified from:

- Initial Survey 2012
- Questionnaire 2013
- Summary from the evidence base researched by each of the 8 Topic Groups

Each section states a general topic aim/s from the evidence gathered from your responses to the Initial Survey, Questionnaire, detailed research and evidence gathered by each Topic Group.

This is the first round of public consultations that the neighbourhood plan will go through and it is essential that you play your part in responding at each stage.

Each topic group has its own page in this booklet where our proposed objectives are printed out at the bottom of each page.

### How to respond

- You have a choice either use the facility on the website where you just click and return  
  
[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)
- If you are attending the drop in sessions you will be provided with a response sheet to complete whilst you are viewing the displays, this will be collected at the thank you desk (point of exit)
- Alternatively, use this booklet and return to the Ponteland Town Council Office at the Meadowfield Industrial Estate. Collection box is available.

### Why respond

- We have listened to your comments at previous events and we will continue to listen.
- This Community Consultation is important to the future shape of the Neighbourhood Plan.
- The Localism Act empowers its community to make a real difference.



## About our Neighbourhood Plan and the alternatives

### What will the Plan give us?

- The plan will cover a period of 16 years.
- It allows communities to exert more control over where development takes place.
- Can influence the type and quality of that development.
- To ensure that any change meets local objectives.

### The alternative to adopting our own Neighbourhood Plan is:

- To live with continued inappropriate development pressure.
- To be forced into a reactive approach, responding to each planning application as it is made.
- Uncertainty.

### The Bigger Picture:

- Neighbourhood Planning will allow us to determine our future instead of people being told what to do.
- The Government thinks that local communities should have a genuine opportunity to influence the future.
- By working with the support of our Local Authority our Neighbourhood Plan will be in line with National Planning Policy.
- To further strengthen our role developers will have to respond to the Ponteland Neighbourhood Plan and consult with the local community.

### What does the Community need to do?

- Actively take part in this current consultation and share your views with us and make a real difference.
- This is your opportunity, as part of the community, to shape the future of Ponteland Civil Parish.

## A “Five Stage Process” for developing a Neighbourhood Plan

### 1. Area Designation

The application by Ponteland Town Council, which included a map of the proposed neighbourhood area and why it is appropriate for neighbourhood planning process, was approved by NCC in June 2013

### 2. Preparing & Publishing the Plan

This includes establishing community aspirations and priorities, identifying a vision and objectives, and publishing and consulting on the plan to-date.

### 3. Submission

To include a map of the area, draft plan, statement on how it meets basic conditions, consultation statement. The plan will be publicised by NCC for at least 6 weeks.

### 4. Independent Examination

Neighbourhood development plans must be examined by an independent examiner to test whether they meet certain legal requirements before they may be put to a local referendum and adopted by Northumberland County Council. The Independent Examiner will recommend whether the plan should be put to a local referendum.

### 5. Referendum

NCC, where recommended, will organise a local referendum. For the neighbourhood plan to be adopted it must receive majority support from the local community. If more than 50% of the Ponteland respondents vote in favour of the plan then NCC must adopt it as planning policy.

## Vision Statement

**“Our vision is to maintain and enhance the unique character of Ponteland”**



## A Conservation & Heritage

Our aim is to ensure that the quality of townscape is preserved or enhanced as well as protecting individual buildings through the preparation of a “Character Statement”.

### **The issues the community identified through the initial survey & questionnaire are:**

95% of those responding supported the view that protection should be extended to include the trees and green spaces on the approach roads to Ponteland.

85% agreed that the Conservation Area should be reviewed and extended.

90% of respondents supported the view that there should be restrictions on the type of front boundaries permitted in order to maintain and enhance wildlife corridors.

69% supported the extension of Tree Preservation Orders to all properties.

### **Summary of Evidence**

- The relationship of open spaces, streets, paths, gardens and the historic layout of property boundaries.
- Vistas and gap views.
- Activities.
- Quality shop fronts, street furniture and surfaces.
- Characteristic materials, scaling and features.

### **Our proposed Objectives:**

- A1.** To promote the historic centre of Ponteland village through a robust Character Statement, a local list of buildings of interest and strengthened policies.
- A2.** To promote the open spaces in Ponteland village and Darras Hall and the “green approaches” through appropriate designation and policies.
- A3.** To require the protection of the existing protection of Darras Hall character.
- A4.** To promote the reduction of existing traffic through Ponteland village by promotion of a future relief road, with traffic calming measures and appropriate reserved route.
- A5.** To require the protection of the Green Belt, in particular the strategic separation from the Airport and the encroachment of Newcastle upon Tyne.

## **B Natural Environment, Open Spaces & Habitats**

Our Aim: To take pride in the assets of our rural setting, to encourage the protection of our natural environment and the biodiversity that it supports.

### **The issues the community identified through the initial survey & questionnaire are:**

89% of respondents wished to see the Green Belt around Ponteland protected from future development.

3% of respondents did not want the Green belt to remain protected.

27% recognised that in order to develop infrastructure and possible future housing some Green Belt may need to be used but wished this to be minimised.

### **Summary of Evidence**

- The relationship of the civil parish of Ponteland with its heritage and rural setting.
- Issues related to biodiversity.
- Public access and green spaces.

### **Our proposed Objectives:**

- A1.** To require any new development to respect and protect the natural environment wherever possible.
- A2.** To require the protection of our historical hedgerows around the fields and network of waterways.
- A3.** To promote the protection and enhancement of facilities for recreation and the provision of access for residents, workers and visitors of all ages.
- A4.** To promote the conservation and enhancement of the landscape, open spaces and wildlife.

## **C Housing & Affordable Housing**

Our Aim is to encourage new housing provision to meet the needs of the Community.

Any policies suggested are designed to ensure that new development respect the unique characteristics of the settlements within the civil parish.

### **The issues the community identified through the initial survey & questionnaire are:**

4% of respondents supported the proposal in Northumberland County Council Draft Core Strategy that Ponteland should contribute an additional 850 houses over the next 20 years. This increased to 19% if it could be achieved without the loss of green belt.

80% of residents expressed the view that any new housing development in Ponteland should not exceed the scale of that seen in the village over the last 10 years.

92% of respondents were of the view that new housing should preferably be built only on previously developed land.

25% of respondents considered that affordable housing for social needs was a priority.

Over 50% of these who expressed a view considered that housing development should not be left to market demand.

### **Summary of Evidence**

- Any new development respects the existing character.
- A need to provide a better housing mix to include socially rented, affordable rented and intermediate housing.
- Small scale housing developments with a provision for smaller houses 1-2 bed bungalows/houses to accommodate downsizing and first time buyers.

### **Our proposed Objectives:**

**C1.** To require that new houses, are appropriate to the demonstrable needs of Ponteland.

**C2.** To require that new developments take place in appropriate locations, in stages, and only when required by a demonstrable housing need.

**C3.** To require that the size of future developments, their location and design does not harm the existing character of Ponteland.

## **D Retail, Business & Employment**

Our Aim: Seek creative ways in re-energising the centre of Ponteland, Main Street and the Broadway.

Look towards local sustainable economic growth and match to local employment.

Create imaginative ways for new opportunities in Leisure and Tourism.

### **The issues the community identified through the initial survey & questionnaire are:**

79% respondents wished to see the existing shopping facilities subject of a major improvement; this was clearly seen as the most important public service.

58% of respondents were of the view that Ponteland needs to retain an Industrial Estate.

51% were in favour of this being relocated to a peripheral location in order to free up land for other uses.

34% of respondents said that they would prefer to work in Ponteland, if they could.

15% considered facilities for visitors of low importance.

### **Summary of Evidence**

- Carried out an existing assessment of Retail, Commercial, Industrial, Rural, Tourism & Leisure.
- Carried out a proposed assessment of Retail, Commercial, Industrial, Rural, Tourism & Leisure.

### **Our proposed Objectives**

- D1.** To identify and encourage employment opportunities for appropriate, sustainable economic growth across the Parish.
- D2.** To promote opportunities to enhance, diversify and improve the range of shops and services within the centre of Ponteland and Broadway.
- D3.** To promote innovative solutions for the centre of Ponteland in tandem with improvements to infrastructure and a relief road.
- D4.** To promote diversification, sustainable development, leisure and tourism across the Parish.

## **E Transportation and Highways**

Our Aim to review traffic solutions for local congestion at peak times, heavy goods vehicles and traffic heading north to Scotland from the ferry crossing, in high season.

With safety in mind, encourage cycle paths and pedestrian footpaths as an alternative means of transport.

### **The issues the community identified through the initial survey & questionnaire are:**

72% of respondents are concerned about traffic congestion.

74% supported the principle of a northern link road around Ponteland if a suitable route could be agreed.

84% felt that traffic congestion in the vicinity of local schools is considered to be dangerous as well as inconvenient.

50% were opposed to the metro line being extended to Ponteland.

### **Summary of Evidence**

- Review the need for a relief road around Ponteland village.
- Seek alternative methods for local transport within Ponteland.
- Review public car parking spaces for future need.

### **Our proposed Objectives**

- E1.** To promote the reduction of traffic congestion in and around Ponteland by the use of appropriate traffic management systems and the promotion of a future relief road.
- E2.** To promote the provision of safer cycling in and around Ponteland.
- E3.** To promote safer travelling to and from schools for children and parents.
- E4.** To require that any future developments fully take into account the proximity to Newcastle International Airport with particular reference to potential noise and air pollution.
- E5.** To require any future developments to maintain and, if possible, enhance the footpath & formal access network in and around Ponteland.
- E6.** To promote the provision of adequate car parking and access to public transport.

## **F Drainage & Flooding**

Our Aim is to achieve flood risk reduction by contributions from developments.

### **The issues the community identified through the initial survey & questionnaire are:**

72% considered of the responses considered potential flooding an important infrastructure issue.

59% of residents considered it unacceptable that there should continue to be weak points in Ponteland's flood defences against 1 in 100 year storm.

8% of respondents were opposed to the establishment of a Community Agreement which makes arrangements for a local flood action group to take initial steps following a flood warning being issued.

83% of respondents agreed that open channels and storage ponds should be located away from areas of family housing.

### **Summary of Evidence**

- Information gathering with stakeholders and statutory agencies.
- Identifying residents concerns and issues of local importance regarding the weaknesses in the flood defences.
- Lack of capital provision in the last 5 years.
- The possibility of water storage areas along watercourses to reduce flood risk especially as climate change increases risk in the future.

### **Our proposed Objectives**

**F1.** To require that surface waters and waste waters from new developments are separated.

**F2.** To require that surface water run-off from hard surfaces on new developments is minimised.

**F3.** To require all new properties can demonstrate an annual risk of flooding of less than 1 in 100 years from both fluvial and pluvial sources.

**F4.** To make easily understood information about flood risk available to all residents and to provide access to informed advice and assistance.

**F5.** To require that any new developments adhere to sustainable drainage principles and does not increase the risk of flooding elsewhere.

**F6.** To require that the unnecessary infilling of ditches and watercourses is prevented.

## **G Healthcare & Care of the Elderly**

Our Aim is to recognise and provide, where possible, services to match the needs of the elderly.

### **The issues the community identified through the initial survey & questionnaire are:**

87% of respondents confirmed that they would stay in Ponteland as they get older.

18% supported the provision of more care homes.

### **Summary of Evidence**

- Existing provisions for the care of the elderly.
- Services required supporting the elderly.
- Specific housing requirements.
- Other needs, including public transport and activities of the elderly.

### **Our proposed Objectives:**

- G1.** To promote the expansion of health provision to meet the needs of the population and the geography of Ponteland.
- G2.** To promote the concept of a community that values its older population.
- G3.** To promote the expansion of primary care facilities in Ponteland with appropriate public transport links and parking.
- G4.** To promote the provision of appropriate accessibility for older people to all facilities.
- G5.** To require that any new housing development is appropriate to the projected age profile for Ponteland and promote the inclusion of accessible public transport links.

## **H Education & Youth Activities**

Our Aim is to encourage the utilisation of existing facilities, where possible for the youth.

Understand the needs of the young and ensure their views are listened to and needs addressed as far as possible.

### **The issues the community identified through the initial survey & questionnaire are:**

71% of respondents supported that school facilities, buildings and playing fields, should be made available to the youth and all ages of the community whenever possible; this should include out of school hours, weekends and holidays.

### **Summary of Evidence**

- Comparison study of opportunities and facilities available for the youth in Hexham and Ponteland.
- Young people's views on Ponteland and what it can offer.
- Ponteland schools feeder partnership system, involving schools outside the civil parish.

### **Our proposed Objectives:**

**H1.** To provide sufficient school places for local children of all abilities within the existing feeder partnership system.

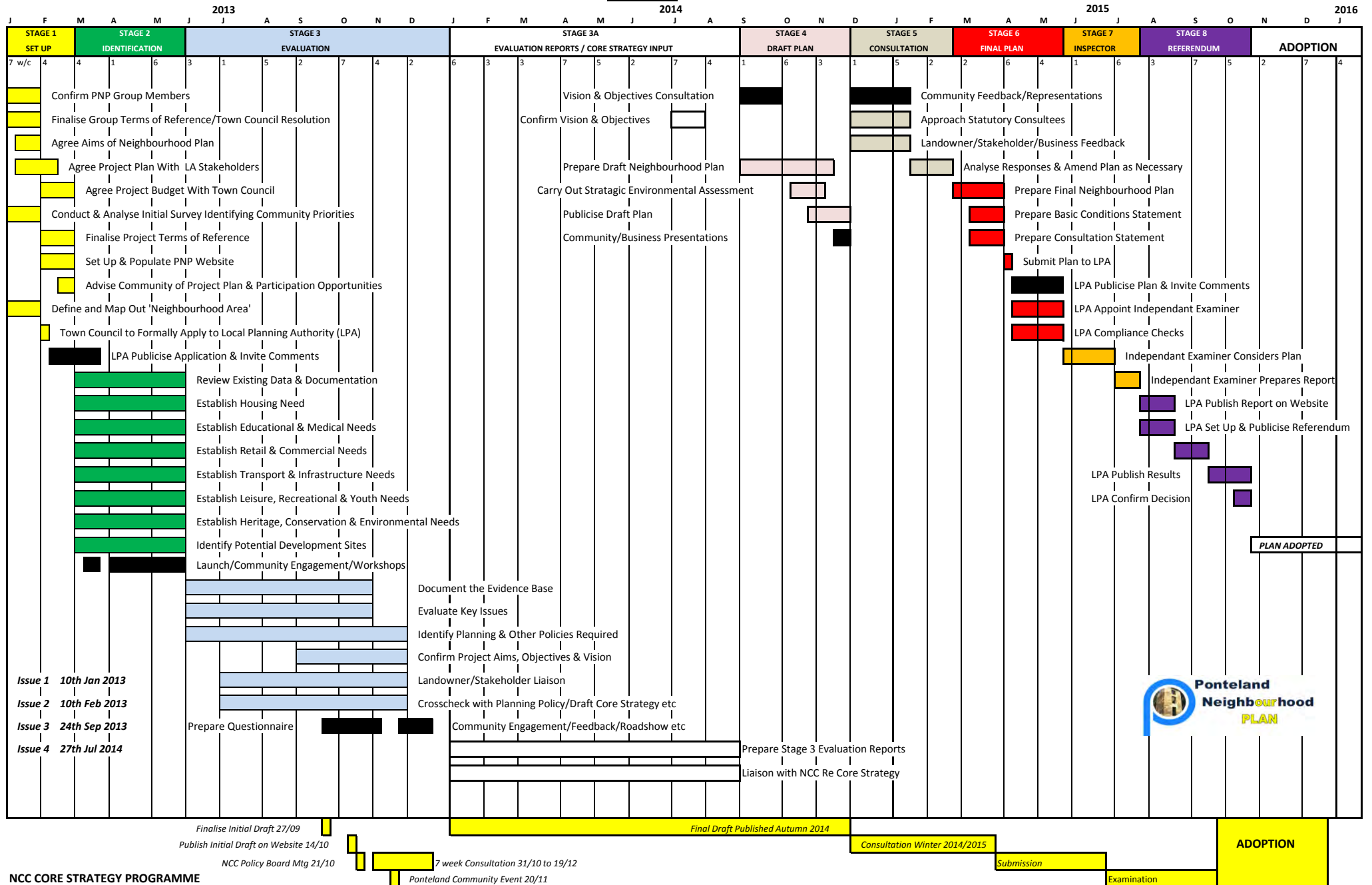
**H2.** To encourage access to, and use of, school facilities by the community.

**H3.** To work with external agencies to engage with the youth on future projects.



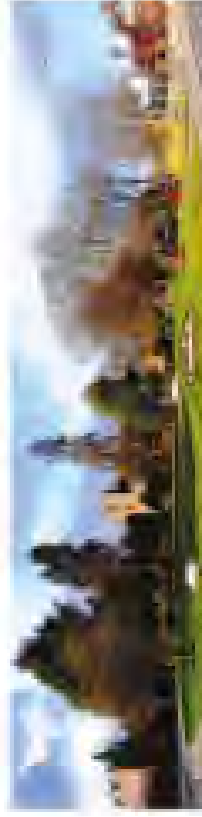
# PONTELAND NEIGHBOURHOOD PLAN

## PROJECT PLAN



## Appendix 5

Article from *Pont News & Views* September 2014



# Events planned to help shape future of Ponteland

Ponteland residents have the opportunity to help shape the future of the parish through a new Neighbourhood Plan being prepared by a group of seven volunteers and five councillors on behalf of the Town Council.

The Neighbourhood Plan, if adopted in a local referendum, would have the power to influence local planning and the future needs of the community in conjunction with national and countywide planning policies.

The local community was consulted in February and November 2013, with detailed questionnaires appearing in this publication and on our website to enable residents and businesses to express their preferences, views and priorities with regard to a wide range of planning related matters.

The data obtained from over 400 responses on each occasion has been used, along with other available evidence and more detailed analytical research, to establish a clear vision and objectives for the future of Ponteland. You now have the opportunity to tell us whether you endorse our vision and objectives or feel that we have got it wrong!

Ponteland Neighbourhood Plan Group members will be available at the sessions to answer questions on the neighbourhood planning process.

There will also be displays and interactive sections for each of the eight topic groups:

- Conservation & Heritage
- Drainage & Flooding
- Housing & Affordable Housing
- Education & Youth Activities
- Natural Environment
- Transportation
- Healthcare & Care of the Elderly
- Retail Business & Employment.

The drop-in sessions are being held at the Memorial Hall, Darnes Road, on:

**Friday September 19th - 10am to 7pm**

**Saturday September 20th - 9.30am to 1pm**

**Friday September 26th - 10am to 7pm**

**Saturday September 27th - 9.30am to 1pm.**

Your views and feedback are crucial to the success of the Neighbourhood Plan and we encourage your attendance at one of the events.

For more information visit the website at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

## What is neighbourhood planning?

Neighbourhood planning was introduced through the 2011 Localism Act and gives local communities the opportunity to influence and define how their area should grow and change. In Northumberland, neighbourhood planning must be led by town/parish councils.

## What can neighbourhood planning do?

Neighbourhood planning powers can be used by town/parish councils to guide and shape development in a defined 'neighbourhood area'. This includes influencing where new homes, shops and offices should be built and saying what those new buildings should look like, in line with national planning policy and the Northumberland Local Plan.

## Five stage process for developing a Neighbourhood Plan

1. Area designation: the application by Ponteland Town Council, which included a map of the proposed neighbourhood area and why it is appropriate for neighbourhood planning purposes, was approved by Northumberland County Council in June 2013.
2. Preparing and publishing the plan: this includes establishing community aspirations and priorities, identifying a vision and objectives, and publishing and consulting on the plan.
3. Submissions: to include a map of the area, draft plan, statement on how it meets basic conditions, consultation statement. The plan will be published by NCC for at least six weeks.
4. Independent examination: Neighbourhood development plans must be examined to test whether they meet certain legal requirements before they may be put to local referendum and adopted by the council. An Independent examiner will recommend whether the plan should be put to a local referendum.
5. Referendum: NCC, where recommended, will organise a local referendum. For the neighbourhood plan to be adopted it must receive majority support from the local community, if more than 50% of the Ponteland residents vote in favour of the plan the council must adopt it as new planning policy.

## **Appendix 6**

### **Vision and Objectives 2014 Consultation Report**



# **Ponteland Neighbourhood PLAN**



[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

Ponteland Neighbourhood Plan Group. c/o Town Council Offices,  
Meadowfield Industrial Estate. Ponteland. Newcastle upon Tyne NE20 9SD

## **Report and Analysis**

# **Visions and Objectives Community Consultation Document**

**Consultation period**  
**From 19<sup>th</sup> September until 30<sup>th</sup> September**

**Via the website [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)  
Or at the Drop-In Sessions at the Memorial Hall**

**Fri 19<sup>th</sup> September 10.00 am - 7.00pm**

**Sat 20<sup>th</sup> September 9.30 am - 1.00pm**

**Fri 26<sup>th</sup> September 10.00am - 7.00pm**

**Sat 27<sup>th</sup> September 9.30am - 1.00pm**

**Ponteland Neighbourhood Steering Group,  
Has taken the analysis from the previous Survey in 2012,  
Questionnaire responses in 2013 collated evidence and  
identified eight sections to form the Vision for Ponteland for  
the next 16 years.**

## **Report Contents**

**Background**

**Introduction**

**Ponteland Vision Statement**

**Conservation & Heritage**

**Natural Environment, Open Spaces & Habitats**

**Housing & Affordable Housing**

**Retail, Business & Employment**

**Transportation & Highways**

**Drainage & Potential Flooding**

**Healthcare & Care of the Elderly**

**Education & Youth Activities**

## **Analysis**

**Previous Evidence**

**Evaluation & Analysis**

**Methodology**

**Community Consultation Results**

**General Comments covering the Vision & Objectives**

**Planning Issues**

**Projects**

**Conclusions**

**Other outcomes**

**Next step**

## Background

It is important to understand that from 2011 Ponteland had been subjected to a number of events, staged by developers, the Local Authority and the Town Council which have caused a negative accumulative effect and one of hostility to anything related to development.

When the Ponteland Neighbourhood Plan Group (PNP) was formed its members were and are made up of volunteers representing organisations, County Councillors and Town Councillors all to be accountable to the Town Council.

In 2012 the PNP decided they needed to assess the resident's views by means of an initial survey to give some direction in the introduction of the process of neighbourhood planning. The following year the group was invited to events at the High School involving Year 9, Year 11 and 12 this opportunity gave a distinctive view from the youth and attended a fun day at "Party in the Park". Later in 2013 through the Pont News & Views was circulated a detailed questionnaire to every household (4,500) in the civil Parish of Ponteland. It was these four engagements with the community on their views and opinions that was used to prepare the most recent Ponteland Community Consultation in September 2014.

- Summary of the Initial Survey 2012
- Summary of the "Party in the Park" 2013
- Views from students at the High School 2013
- Summary of the Questionnaire 2013

[Link to website](#)

## Introduction

The notification of a Ponteland Community Consultation Event on Vision and Objectives was publicised in the local magazine, Pont News & Views, which has a circulation of over 4,500 residencies in the civil parish. This guaranteed that every household, in our designated area, would be informed with their own invitation to support the consultation event, either at a drop in session or via the website. Additionally, notices were put on all the parish notice boards in the civil parish, facebook and entered into twitter.

The Community Consultation period started from the 19<sup>th</sup> September starting at the drop in sessions and finishing on the 30<sup>th</sup> September, on the website or at the Town Council Offices.

Residents had the choice of visiting the website throughout the consultation period, at their own convenience or supporting the timetabled drop in sessions.

The Community Consultation started on the Friday 19<sup>th</sup> Sept 10am-7pm & Saturday 20<sup>th</sup> Sept 9.30am-1pm and repeated on the Friday 26<sup>th</sup> Sept 10am-7pm & Saturday 27<sup>th</sup> Sept 9.30am-1pm at the Memorial Hall Ponteland with 8 informal drop-in-sessions over a two week period. This event allowed the Steering Group the opportunity of showing an extensive exhibition from the start of the neighbourhood planning process undertaken by the group since the autumn 2012. Each session was manned by steering group members who were available to

answer resident's questions and receive comments. Attendees after registering would be given their response sheet and a Consultation document giving full information on the consultation process to take away.

Apart from the drop in sessions a gizmo interactive survey was also provided for the public to use to view the visual display boards from the exhibition on the website [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) this was available from

Included in this report are detailed written comments on the Vision Statement and each of the 8 Topic group outlined Objectives. The evidence submitted is a true and accurate record from the comments made throughout the consultation period.  
The analysis will follow later in the document.

Respondents were encouraged to complete a double sided A4 response sheet displaying the Vision Statement and all objectives under the 8 Topic areas with an agree/disagree sections and a general area for comments.

135 Respondents at the drop-in-sessions  
56 Respondents from the website  
191 In total.

The online response system used on the website developed a problem early on in the consultation process. Responses on the Vision Statement and sections A-G recorded, H on Education & Youth Activities failed to record the data. The steering group felt that as this section was not able to provide draft planning policies this would not have a significant impact on the consultation and the final percentage would be in relation to 191 responses and not 135. It should be noted that a percentage was calculated on 132 agreed responses out of 135 it would convert to 97%.

## **Vision Statement**

**Our vision is to maintain and enhance the unique character of Ponteland.**

### **Comments**

- Re – the unique character of Ponteland: “what is it? It is a transient population.”
- Whatever the ‘Visions & Objectives’ the ‘reality’ of incapacity existing and consequent need to be considered.
- But everyone has their own idea on what might enhance the area!
- Change is needed which will negate this vision/mission.
- An open mind is needed in order for change to take place.

## **Conservation & Heritage**



**A1 To promote the protection of the historic centre of Ponteland village through robust Character Statement, a local list of buildings of interest and strengthened policies.**

**Comments**

- Particularly important.
- There is no “historic centre” to the village. It has become a hotch-potch with more residential buildings filling in the spaces.
- (Protection – underlined.) Conservation and Heritage ‘Character Statement’ - The Darras Hall committee and council have over the years allowed the conservation and heritage to be destroyed by allowing interesting homes and bungalows be knocked down and replaced with large monstrosity buildings called homes that will house nor normal families but 3 and 4 generations of families and way out of the reach of normal families. These developments are outside of the present council tax values. These are just some of the factors that destroy your item A3 of protection of Darras Hall character.
- I agree with only A1”.

**A2 To promote the protection of the open spaces in Ponteland village and Darras hall and the “green approaches” through appropriate design and policies.**

**Comments**

- Particularly important”.
- (green approaches – underlined). Green approaches very important to town character – prevent sprawl and preserve the green belt as priority.

**A3 To require the protection of the existing character of Darras Hall.**

**Comments**

- Agree with A1, A2 & A4. The character of Darras Hall is becoming ever more dominated by vast mansions.”
- Character altering, needs harnessing.
- Much of recent development not in line with original plan.
- Stop building the mansions on Darras.
- Darras Hall Estate Committee not able to retain character – largely destroyed.
- Spoiled already?.
- (protection – underlined.) Also see comment made against A1.

**A4 To support the protection of the green Belt, particularly the strategic separation between Ponteland and the Newcastle upon Tyne/Airport border.**

**Comments**

- The Strategic Green Belt is extremely important in maintaining separation from Newcastle.

- The Strategic Green Belt is extremely important in maintaining separation between Ponteland & Tyneside.
- Minor amendments to the Green Belt may need to be considered to allow for future housing growth.
- Particularly important.
- Agree in the main but not A4. Protect the green belt where necessary but accept that some deletions to enable delivery of sites which do not encroach into the countryside.
- Protection of the green belt is vital.
- Green belt to be maintained at all costs.
- Protect the green belt please!
- A4 needs vigilance!
- Shouldn't build on green belt as we need our village back and not become a town.
- ("protection of the green belt" and "strategic separation" – underlined.) The building of Sainsbury Supermarket should never have been allowed as it causes terrible holds up of traffic which used to flow more freely plus it has not enhanced the village architecturally. This feature also goes for the fact there are too many eating houses for such a small village.
- Remembering it was originally Darras Hall "Garden Village" and therefore A4 should say retain green belt.

### **General Comments Conservation & Heritage**

- Very important to keep the heritage of Ponteland. We are losing some already.
- Just don't spoil it.
- All essential. No advertising on gable ends in Conservation Area.
- Ponteland is gateway to Northumberland. Needs to be protected for enjoyment and lives of future generations.
- Important to retain the existing character.
- Whereas I AGREE with the above, as the map of Ponteland extra to today, what if, in view of the way N.C.C. are administering the area, we think it would be better to merge with Newcastle? Is there a degree of flexibility (.e. plans) possible?
- Darras Hall must be seen as part of Ponteland. It is not a separate entity.
- The alteration suggested to the Conservation Area are debatable.
- Crucial to protect the approaches to Ponteland and avoid mass development that would stress the already stretched infrastructure.
- These points have my full support.
- Maintain village feel of Ponteland and green nature of the area as a whole.
- An absolute must. Key objective.
- Leisure Centre fields are at risk from inappropriate proposal from NCC as Business Site.
- Strongly agree".
- Nothing will be done without an open mind.
- Sustainable development at appropriate locations should be incorporated into these aims.
- No mention of sustainable development as per National Planning Policy Framework.
- The demand for housing cannot be met on existing PDL sites and so sustainable green belt release is necessary.
- Agree A1, A3, Disagree A2, A4.

- This vision lacks an evidence base and does not reflect the needs of Ponteland, Northumberland and Newcastle. Ponteland cannot sit in a vacuum whereby it pulls up the drawbridge to additional development which ultimately cannot be delivered elsewhere. The key to the success of Ponteland and enhancement of its economic, social, and environmental structure is to acknowledge that growth brings benefits and that such growth carefully planned can be sustainable. The green belt boundary surrounding Ponteland is out of date. Government guidance is that Green Belt boundaries are NOT permanent. They should be reviewed every 15 – 25 years. The green belt boundary surrounding Ponteland has in the past, however the tightness of its definition has constrained development which coupled with lack of delivery elsewhere in Northumberland has had major impact on the County, and its social, economic and environmental credentials. This continued malaise will result in environmental degradation, job losses, devaluing of property prices, and importantly a reduction in services provided by the state. Such is not a future Ponteland should comprehend. Ponteland and its residents should be better informed as to the consequence of a continued objection to green belt developments.
- Protection of green belt to safeguard the existing character of Darras Hall.
- There are too many issues included in the statements above – respondents should not be asked to agree or disagree with all 4 statements in one response.
- But still move forward. We must modernise without losing our past.
- Nothing will be done without having a completely open mind towards change.
- I agree wholeheartedly with the sentiments contained within the documents. (I REALLY DO). However the Vision Statement is a Mission Statement (which itself is contradictory – how do you maintain something while enhancing it). It would seem to me the Ponteland Neighbourhood Plan should seek to ‘build’ on the best of what is (we have a beautiful village, with good amenities, where people from other communities would like to come and live). However there are issues that need to be addressed e.g. the risks of over development, flooding, over-industrialisation, and the dangers of through traffic) I would like to suggest that the Vision Statement should be an exciting statement defining, if the Neighbourhood Plan is enacted in its entirety, what the village of Ponteland will become – hopefully a great place to live and bring up children – a village surrounded by green fields, where new housing is developed on brownfield (not green belt/field) sites such as the police HQ, where flood risks are managed in a coordinated way, where through traffic is removed by the development of a relief road etc etc. So the Vision Statement would be a brief and exciting statement that will describe what Ponteland will become as a result of the achievement of the objectives contained within the Plan. The Plan should then list the objectives describing the processes that will be initiated (with timelines and measurable outcomes) to achieve them. As regards Conservation and Heritage – no problem with these but promotion, support and requirements are not objectives.
- As long as you do what you say.

## **Natural Environment, Open Spaces & Habitats**

**B1 To require any new development to respect and protect the natural environment wherever possible.**

## Comments

- Delete last two words – ‘wherever possible’.
- Agree with the general focus of the objectives. However, B1 we suggest removing the words “wherever possible”. In addition, we advise that B1 should include reference to new development enhancing the natural environment wherever possible.

## **B2 To require the protection of our historical hedgerows around the fields and network of waterways.**

## Comments

- This should be retrospective for new builds that have ripped out hedgerows in recent years”.
- B2 maintenance often neglected at present.
- “protection” – underlined.
- Agree with the general focus of the objectives. We recommend including the words “wherever possible” at the end of B2.

## **B3 To promote the protection and enhancement of facilities for recreation and the provision of access for residents, workers and visitors of all ages.**

## Comments

“protection” – underlined.

## **B4 To promote the conservation and enhancement of the local landscape and open spaces, and the protection of wildlife.**

## Comments

- Agree with the general focus of the objectives. At the end of B4, we suggest including reference to natural habitats.

## **General Comments Natural Environment, Open Spaces & Habitat**

- Agree strongly with all – particularly B4.
- As a developer we would strive to comply with the above.
- B1 & B4 are very important. Protect hedgerows.
- Highly desirable where possible.
- Keep river clean for wildlife.
- River needs protecting and cleaning.
- Define Prestwick Carr SSI’s – shown on maps. Wildlife corridor should run all way up to Eland Hall.
- Improve footpath/cycle links to surrounding areas such as Medburn. Keen for children to be able to cycle to school from anywhere in and around Ponteland/Darras Hall.
- Much wildlife has disappeared. This is our chance to protect, preserve and enhance what we have before it is too late.
- Important to retain the current attractive natural environment for future generations.
- Should protect.

- Complete agreement.
  - Create or maintain walkways, and walking routes.
  - The environment & wildlife must have our protection.
  - No development close to wildlife corridors i.e. old railway line through Darras Hall and towards airport.
  - The old railway lines are great for wildlife. Try to avoid development nearby to preserve wildlife and local well used walks.
  - Leisure Centre fields to be left alone.
  - Ponteland Park is a great asset to the area.
  - Natural environment open spaces and habitats you mention the word Pride. This has been taken away and the infrastructure is not enhanced but destroyed by the building of more houses and trying to change Ponteland from a village and into a town without the open spaces and environment for those wishing to live in the established village.
  - An open mind is required.
  - We don't need new development otherwise I agree.
  - Subject to a degree of flexibility".
  - All the above is in line with the principles of Sustainable Development. It is not a barrier to the delivery of good quality well designed development".
- We will need new developments.
- An open mind is required with vision for the future.
  - As above – the objectives need to be objectified. What are you trying to achieve and how will we know when they have been achieved. So if the local landscape is conserved and enhanced what will it 'look like' how will the residents of Ponteland know – how will tell Mr Pickles that we have been successful.
  - Keep a tighter rein on new developments.

## **Housing & Affordable Housing**

### **C1 To require that new houses are appropriate to the demonstrable needs of Ponteland.**

#### **Comments**

- (demonstrable – underlined). Demonstrable is important.
- "needs" – underlined.

### **C2 To require that new developments take place in appropriate locations, in stages, and only when required by a demonstrable housing need.**

#### **Comments**

- (demonstrable – underlined). Does "demonstrable" mean local or national need?
- "and only when required by a demonstrable housing need" – underlined.
- Strongly agree.
- (demonstrable – underlined). Demonstrable is important.
- Who decides 'appropriate locations'.
- Who decides 'appropriate location' etc.

### **C3 To require that the size of the future developments, their location and design does not harm the existing character of Ponteland.**

#### **Comments**

No comments

#### **General Comments Housing & Affordable Housing**

- Appropriate location should not include any Green Belt.
- Appropriate location should not include any Green Belt.
- To limit the size & number of excessively large/hotel sized houses on Darras Hall. Ref Map C Police HQ Development – provide access road to West Road as well as North Road.
- It is important to use small area statistics (census etc) appropriately – unlike NCC.
- Housing for young families would balance the development of housing provision for the older population but only if fitting in with C1, C2 & C3.
- Unsure of need for affordable housing.
- Ensure that ONS 2012 is adopted. Use all previously developed and brownfield sites first.
- Housing to be on previously developed land and brownfield sites first before further land developed.
- Poss agree to C3. We need affordable houses. Not for sale!
- Housing suitable for young/single professionals.
- Entirely agree.
- Needed for starter homes.
- Starter homes required.
- Fewer houses instead of large development on single site – scatter the homes instead.
- Birney Hill should not be developed for housing – already houses standing empty”.
- Housing should only be built when the infrastructure is adequate – (more services, roads etc).
- Care needed with term ‘intermediate housing’.
- I understand that new housing will be required, however I strongly feel that it is important not to lose the ‘village’ feel and not to provide large housing estates such as Newcastle Great Park.
- It is a myth that jobs follow housing – just look at Newcastle Great Park. Keep more traffic out of the village – use sites away from Ponteland centre and surrounds.
- Don’t need any more houses.
- Complete agreement.
- Any proposal to remove green belt status for the land north of Rotary Way would be indeterminate at inquiry. It is suitable for education purposes and low cost housing.
- Particular reference to proper services and flood prevention.
- Brownfield, Greenfield and infill sites should be developed before any encroachment into greenbelt then development to north of village preferable.
- We also need dwellings suitable for older people who wish to downsize and remain in the area.
- To set in stone the phasing and pace of development is important.

- I endorse all these points.
- With protection of green belt.
- And does not impinge on the green belt.
- No large sprawling housing development.
- Brownfield sites only for any proposed building ONS2012 population and DCLG2012 Housing indicate no housing requirement at all.
- I can only agree insofar as your idea of “needs” agrees with mine – I don’t see a need for 850 new houses.
- Housing nos at NCC proposal plan are over ambitious and any housing development not to exceed existing provision over the last 20 years.
- Section C needs rewriting to include the need ‘NOT’ to release green belt land in order to achieve natural and gradual housing growth. However area indicated on map for mixed use and housing is not strategically located and far better/alternative locations would create better retention of the areas qualities such as local character and lesser ‘damage’ to green belt zones.
- Some affordable needed. Young people should be able to stay in the area.
- People who presently work at county hall and their predecessors have not and do not give a great deal of thought in allowing land that could have been used for affordable housing and have allowed it to be used and sold off to speculative builders, but where has the proceeds gone that could and should have been put into a pot to be used or possible council tenants in Ponteland.
- Housing development will spoil the character of Ponteland – say NO” to Westminster.
- Section C4 – to require that existing infrastructure is not overloaded by any future developments.
- Far too general. Need to be specific.
- Should reflect the needs of the wider area as Ponteland is primarily a commuter/dormitory town.
- Strongly agree”.
- Agree – However I would not like to see large housing estates, i.e. Barrett etc, in and around Darras Hall.
- Further detail is needed. How do we define need? Infill opportunities should be supported thereby preventing large scale housing developments. Could I suggest infill off beech court which has not been developed on one side of the road. Or small scale extension of Meadowvale / Avondale as a way of gaining a direct pedestrian link to Medburn.
- The land at north west of Ponteland provides a sustainable and logical extension to Pontelands built up area with limited impact on the Ponteland area.
- The needs of the wider locality i.e. Northumberland need to be considered alongside the needs of the immediate area.
- Please see the previous comments. Indeed reference to a Government Inspectors report regarding the planning appeal at Ponteland Auction mart addressed this very issue. Ponteland cannot SELFISHLY determine its needs without reference to the wider needs of the Region. This is contrary to the National Planning Policy Framework and its Duty to Co-operate.
- A policy to deter change of use from dwelling to commercial should be developed. 2. A policy to deter housing development on existing industrial land should be developed. 3. A policy to bring back residential occupation above existing commercial premises should be developed.

- Also not on green belt land.
- We must welcome newcomers to the area and they will need somewhere affordable to live.
- As above – much clearer objectives should be developed that are in tune with the vision.
- However we do need affordable and social housing for our children to remain in the village they grew up in. Sadly mine have been forced out of their home village due to high prices. Before you condemn the building of new housing – think on – do you want your family close by when they have grown up.
- “I don’t personally think that Ponteland’s infrastructure could cope with any more housing. The village as a whole already struggles with traffic, accessible amenities (schools, doctors, dentist etc) drainage issues without putting more strain on it.
- Stop all new developments as there are too many empty houses.
- We need more housing for young couples and single people no more retirement homes.

## **Retail, Business & Employment**

### **D1 To identify and encourage employment opportunities for appropriate sustainable economic growth across the Parish.**

#### **Comments**

- Employment opportunities in area essential to prevent ‘dormitory town’ status.
- Delete ‘across the parish’ and substitute ‘in specific areas where considered appropriate’.
- ‘parish’ – underlined.

### **D2 to promote opportunities to enhance, diversify and improve the range of shops and services within the centre of Ponteland and Broadway.**

#### **Comments**

- I am especially keen to preserve the amenities of Broadway. We are steadily losing shops and restaurants.
- Broadway is in a sorry state for such an affluent area – shops ok but it looks shabby. Rent is too high to sustain shop ownership.
- “Broadway” deleted – change to Darras Hall.
- D2 is very important as not all able to travel to Newcastle, Hexham or Morpeth.
- Broadway in need of refurbishment with reasonable rents.
- Ponteland & Darras Hall offer a very limited range of shops and standards of premises are poor.
- Business rates need to be monitored i.e. Broadway, to sustain these businesses improvement to design of Ponteland Merton Way shops to be in line with historic village and character.
- Improve the range of shops and services. ‘centre’ – underlined.



### **D3 To promote innovative solutions for the regeneration of the centre of Ponteland, in tandem with improvements to infrastructure and a relief road.**

#### **Comments**

- (Relief road – underlined). Relief road is a long term objective.
- D3 needs to be mindful of sections A & B. Public transport important to improve.
- Relief Road now urgent.
- Do not agree with a relief road – most traffic going to Darras Hall, so would come into Ponteland in any case, or use existing link road.
- (improvements to infrastructure and a relief road – underlined). Where is the centre? Relief road essential to take traffic away from the village centre, avoid congestion and noise pollution.
- I do not feel a relief road is necessary and it would take valuable passing trade away from the town.
- Although as a Ponteland business owner, I wouldn't want to see a relief road thereby bypassing Ponteland as this would lose trade for the local businesses.

### **D4 To provide diversification, sustainable development, leisure and tourism across the Parish.**

#### **Comments**

- Agree to D1, D2 & D3, disagree to D4. Unsure of what is meant by diversification here.
- Don't wish to promote D4.
- Promotion of tourism is wishful thinking.
- D4 is too wide a brief – this should be more specific.

#### **General Comments Retail, Business & Employment**

- Largely agree. However I believe a more realistic solution to the traffic problems is to combine pressure for full dualling of the A1 to divert traffic and restrictions on parents bringing children to the school gate when a walk would be much healthier.
- As parking is a major problem in Ponteland, before the range of shops are developed around Merton Way – why not build a large underground car park with shopping centre above?
- Extra car park needed in village. Rent on Broadway are not in line with any similar local shopping centre – quite unaffordable for private traders.
- Extra parking needed for shoppers in Ponteland & Darras Hall. Rents on Broadway are designed to deter new shops, rents completely out of scale to other shopping areas of a similar nature. State of both shopping centres are a blot on the area.
- Agree mainly with D2, D3 & D4. D1 is not as important. People like Ponteland mainly as a place to live not work. Residents accept commuting out of Ponteland.
- Shift the Meadowfield businesses to another location, thus releasing land for housing in the village.
- Not necessarily the wholesale replacement of Merton Way. Wooler a good model for retail?

- Too many cafes and hairdressers.
- A range of shops other than cafes, hairdressers etc would be appreciated
- Do we need 2 charity shops?
- More shops required – not restaurants – too many already. Bus Service to Cramlington required.
- Tourism should be one of the priorities enhancing the village centre. Merton Way shops and parking need to be renovated/rebuilt to give access to all.
- Keen to encourage more local employment and business. Improvements to the shopping areas/choice of shops would be greatly received.
- Affordable small office units would be welcomed A village centre/'market square' would be a great asset.
- Need new shopping centre.
- New business centre should be on outskirts say near Airport NOT near town centre/leisure centre. Ponteland centre & Broadway need some attention. They are very poor compared to other town/village shopping centres.
- I found this section too ill-defined & open to many lines of interpretation. The whole section needs more definition.
- Not previously aware of NCC Business site – queer type of business intended? As Broadway and many shops etc in Ponteland Centre privately how could local plan influence owners to meet these objectives? All dependent upon Finance.
- Ensure that any proposed by-pass route is set in stone before any potential development is allowed near the route.
- Trading Estate badly positioned. Should be relocated even at expense of some green belt.
- It should be accepted that Ponteland is a 'dormitory town' with the majority of residents working elsewhere – expectation of vastly increased employment opportunities and economic growth is unrealistic.
- Long term development of Ponteland is impractical without a 'bypass' of some sort and probably metro extension.
- I agree but would like to see the industrial elements of Meadowfield transferred to another more suitable site.
- While protecting green belt land.
- As long as green belt protected/not impinged upon.
- Ponteland will only have a centre when there is a by-pass/relief road.
- Relief road neither viable or realistic in the context of other link roads already in Core Strategy adjudication of Gateshead and Newcastle or Airport to Seaton Burn Holiday Inn/Wideopen. Also, Hazelrigg – Woolsington – Throckley – A1 link being considered.
- Ponteland is a place to live, not a place to work. Anyone living here would expect to commute to their place of work.
- Would like to see improved Ponteland shopping centre facilities and improved car parking facilities".
- Rotary Way area needs to be kept as a green corridor.
- The 'alternative' business site has better access from the urban motorways and removes traffic off A696.
- NCC proposed site at Clickemin has no roads and would be intrusive. Opencast centre more appropriate.
- Council to take action to promote redevelopment of the Merton Way area in line with previous consultations and report on progress and time frame.

- Retail outlets could replace many of the present eating establishment and maybe more jobs.
- Serious action is required on all these issues.
- Ponteland is really a village. When people shop they naturally go to Newcastle or Metro Centre for great choice and competitive pricing. Shopping on the internet is also increasing.
- Regenerate Merton Way.
- Agree primarily but disagree to the centric focus of opportunities for growth across the Parish. Ponteland needs to recognise that as a location is it likely to have the largest private sector employment base of any town in Northumberland. This significant status cannot be stifled by regarding Ponteland in a Silo and as a Village. It is a major settlement with a geographical extent similar to Morpeth and Hexham with a population approaching the scale of those very settlements. Its location adjacent to the A1, the A69, the A696, the NIA, the Metro and its proximity to the Tyne & Wear conurbation mean that it is ideally located to accept additional growth to benefit the region, to stimulate the economy, and to create significant benefit for the collective whole rather than entrenchment for the few.
- Policy D1 should not be at the sacrifice of existing green belt. Too much industrial land has been converted to residential recently – Lairage, Mart, Dobsons Sweet factory. 2. Policy D3 should not include the transportation statement – the relief road statement belongs in the “T” policies.
- Serious area action is required in all of these areas.
- As above re objectives.
- We do however need more shopping facilities here in Ponteland. There is nowhere to buy even the basic of needs – i.e. a pair of shoes/underwear without having to travel into one of the larger towns. Not something everyone has the luxury of being able to do so.
- Update the shopping centres.

## Transportation & Highways

**E1 To promote the reduction of traffic through Ponteland village by the provision of a future relief road with an appropriate reserved route and traffic calming and/or traffic management measures.**

### Comments

- Alternative route for by-pass should be considered.
- Support a relief road but consider alternatives to present route.
- Why include traffic calming in a by-pass.
- Agree – “with the exception of traffic calming”.
- The alternative relief road seems to be the best solution to E1.
- Relief road is long term objective.
- How practical/likely is a future relief road/bypass? Where will the funding come from? If future development is concentrated to the south of Ponteland, and east of Darras Hall, is a relief road required?
- Like the idea that the alternative relief road be considered and further developed.

- Relief road very necessary.
- 'appropriate reserved route' – What does this mean?. 'traffic calming and/or traffic management' – Where?
- Do not agree with relief road – most traffic going to Darras Hall, so would come into Ponteland in any case, or use existing link road. Traffic calming – too urbanised.
- Traffic calming needed on Darras Hall Estate.
- Alternative relief route would provide opportunity for development near Police site thus protecting Ponteland/Darras Hall.
- 'reduction of traffic' and 'a future relief road' underlined. "How far in the future?"
- New relief road proposal in agreement but only if the housing need dictates the requirement.
- No to traffic calming.
- Is E1 realistic, otherwise agree.
- Traffic calming measures currently do not work. The speed limits in Ponteland are not enforced. Ponteland does not require a by pass.
- Agree – Apart from E1 (see comments from previous page) – "Although as a Ponteland business owner, I wouldn't want to see a relief road thereby bypassing Ponteland as this would lose trade for the local businesses.

## E2 To promote the provision of safer cycling in and around Ponteland.

### Comments

- Improve cycle links/routes, especially for children to cycle to school.
- Where are the cycle routes to the airport metro to allow for a mix-mode journeys to work/Newcastle. It would cost very little to do this along Rotary Way.
- Consideration to framework of cycle paths as roads in vicinity are too small to handle cyclists and traffic.

## E3 To promote safer travelling to and from schools for children and their parents.

### Comments

- Police to be more vigilant in prosecuting dangerous parking near schools.
- It is the parents using cars who present most danger to children with speeding and inconsiderate parking.
- DHFS: No school patrol/no zebra crossing/no 20mph speed limit around school/no traffic calming/no thought to safety of CHILDREN ALSO Eastern Way for PCMS.
- I am really concerned about the levels of traffic through the village. I'm a mum of two young boys age 11 and 7 each morning I have to stop traffic so my eldest child and his friends can cross the road to go to school, it is a very very busy road now I dread to think how bad it will be once the new houses are built on the police head quarters site. I fear that it's an accident waiting to happen.

**E4 To require that any future developments fully take into account the proximity to Newcastle International Airport with particular reference to potential noise and air pollution issues.**

**Comments**

- Recognise that the Birney Hill development proximity to the flight path, noise of air position areas and take consideration of possible airport developments. Why build new houses here?
- There has been a crash landing of a light aircraft near farm so no development under/near flight path.

**E5 To require any future developments to maintain and, if possible, enhance the footpath 7 formal access network in and around Ponteland.**

**Comments**

No comments.

**E6 To promote the provision of adequate car parking and access to public transport.**

**Comments**

- Public transport most inadequate, buses on Edgehill only every two hours.
- Better services to different areas.
- Better bus services to outlying areas i.e. Kingston Park and Cramlington.
- More bus services required. More car parking available.
- No development should reduce the amount of public car parking in Ponteland.
- Public transport in the evening is useless. Maybe there should be a shuttle service from the metro to Ponteland and Darras.
- 'adequate car parking' – underlined.
- Especially near the schools.
- Should include word "free" car parking.

**General Comments Transportation & Highways**

- Proper dualling of A1 would divert traffic. Also parents should let their children walk the last few hundred yards to school – much healthier!!
- To promote/develop better public transport links.
- Infrastructure should be provided when it is logistical and viable. The airport plans should be taken into account, but not to exclude sites what would in effect sit within the same proximity as existing housing.
- Agree - but there must be consultation on the route for a relief road and on footpaths – some residents prefer grass banks to footpaths.
- Agree – but resist any plans to introduce the metro to Ponteland. New route for alternative route seems attractive to me.
- E7 – Access to public transport improved.
- E7 – Promote use of schools to encourage cycle route uses.

- Great ideas!
- Need metro come to Ponteland make less cars travelling.
- Unrealistic. We will never get a relief road. NCC refuses to admit Ponteland under pressure.
- I have expressed concern about access regress to the proposed police H.Q. housing development. The proposed relief road does NOT reassure m. I agree in general terms.
- Need by pass urgently especially at school times. Parking also is barely adequate”.
- 100% agree & metro link.
- Reduction of traffic through Ponteland must be a priority. Safer footpaths – keep vehicles off them.
- I think we need to reduce the traffic through Ponteland before significant new housing or business development.
- To discourage children from out of Northumberland attending Ponteland schools. This would reduce traffic.
- Only realistic relief road already built on at Eland Haugh Estate. Traffic now at significant incapacity.
- I particularly agree with E6. I do not agree with E1 – a new road would simply open up new area ripe for development.
- Needs considerable work to ease this problem.
- A great deal of traffic problems at peak times are caused by parents who bring their children into and away from the schools and live out of the area. This causes congestion and could be rectified if the children went to school in their own living area. I am all in favour of a by-pass but this is a problem that has been discussed many times over many ears. May I further add the use of traffic calmers causes more problems than they are worth.
- Traffic problems in Ponteland are created by people working and using schools in Ponteland and living here. This cannot be avoided unless school places are reserved for local children.
- Re 2, 3, 5 & 6 – can I ask that a direct cycle / pedestrian only link is investigated & proposed i your plan between the avenue in Medburn and Darras Hall (possibly Meadowvale Road? This will allow safer cycling routes, and a direct link for the children of Medburn to access the school in a sustainable manner – reducing traffic congestion, tackling health issues and improving wellbeing. In addition this could create a lovely healthy walking route for all the residents of Darras Hall. There is already a track in place for some of the route.
- A good first step to E2 and E3 would be to make Callerton Lane (at certain times of the day) and Middle Drive ‘residents only’ access with a low speed limit so that children and adult pedestrians/cyclists could use that route in safety. There are alternatives (Darras Road and Edgehill” for vehicular access to Darras Hall.
- Before adopting policy E1 there is a need to consult with Newcastle City Council over the route of an East West Bypass. The city are currently developing a route south of Newcastle Airport through the Woolsington estate which could have a profound effect on the traffic on Throckley/’Blagdon traffic through Ponteland. Traffic figures have consistently demonstrated that a North/South bypass is ot the issue with only one third of traffic travelling to Ponteland/Darras Hall pas north. 2. I would have thought that the words “if possible” in policy E5 unnecessary. 3. Policy E6 should be strengthened to require developers to provide adequate car parking.

- Again, too many issues for one response.
- I would support the promotion of use and access to public transport which would reduce the impact on both the local and strategic road networks. I would be interested in the inclusion within the plan of the proposed visions of the proposed relief road and where its connections would be.
- The motor car and other forms of road transport are here to stay. Look forward not backward embrace and provide for new ideas.
- Again Objectives need to be clear. Some will say that it is safer to transport children to school by car.
- Traffic at school times is horrendous we need one place for school drop offs so all children can walk safely to their school without the worry of an accident by irresponsible drivers parking.

## **Drainage & Potential Flooding**

**F1 To require that surface waters and waste waters from new developments are separated.**

### **Comments**

No comments.

**F2 To require that surface water run-off from hard surfaces on new developments is minimised.**

### **Comments**

No comments.

**F3 To require that all new properties can demonstrate an annual risk of flooding of less than 1 in 100 from both fluvial and pluvial sources.**

### **Comments**

- F3 - based on historical or projected future probabilities of 1 in 100 flood level?.
- F3 & F5 key to any new developments.
- This is already NPPF requirement. Attempts at pluvial flooding objectives very poor and plagiarises NPPF + repurposes.

**F4 To make easily understood information about flooding risk available to all residents and to provide access to informed advice and assistance.**

### **Comments**

- Again small queries F4 info should be for ALL potential buyers.

**F5 To require that any new development adheres to sustainable drainage principles and does not increase the risk of flooding elsewhere.**

## Comments

- Important not to build new houses on potential flood plains.
- New larger homes and division of plots has resulted in flooding throughout Darras.
- Darras Hall has had a flooding problem for many years – now made worse by division of plots and larger house sizes. Flood plane has been altered noticeably over last 40 years.
- Most important that any new building does not affect drainage and all local services.
- F3 & F5 key to any new developments.
- This is already NPPF requirement.

## F6 To require that the unnecessary infilling of ditches and watercourses is prevented.

## Comments

No comments.

## General Comments Flooding & Potential Flooding

- F5 and F6 should also apply to alteration to existing properties/land.
- F5 and F6 should also apply to extensions and renovations.
- Vital – the area is prone to flooding and we must avoid development that would add to flood risk.
- Keep all water routes free of rubbish.
- Definitely needs sorting.
- The river needs cleaning to keep flowing also floods onto main.
- The river should be kept clear at all times which gets overgrown. Also Fairney Burn to help prevent flooding and flash flooding.
- Define on maps the present flood defences so people know.
- Enforcement of legislation on drainage, porous driveways etc essential.
- Need clean drains out as leaves fall in and block.
- Rivers build up over time and 'meander'. In Ponteland town it can't meander and thus should be carefully dredged from time to time.
- F7 – Ensure those responsible guarantee regular cleaning of drainage and gullies throughout the year.
- To ensure waste water limitation is resolved before any further non-organic growth.
- These issues are an absolute priority!
- Flooding causes great distress and cost to residents and businesses – must be a development priority.
- Nothing new to existing NPPF requirements. Pointless statement as already NPPF requirement also in reporous requirement. System already in incapacity. 165 photos of pluvialsive resident issues continue to be unaddressed and ignored by all. The Police officiat Sainsbury is 'Gold' centre and will be first to flood! Absolutely o help to significance to pluvial affected residents in these objectives. Historic flooding pluvial has been ignored.
- Concerned about existing sewage provision proposals and large scale housing water surface run off.



- Foul drainage important as some large buildings in Belfast cannot be used as sewers at full capacity.
- Idea of settling ponds etc is daft.
- The River Pont should be dredged regularly. Needs attention now.
- River Pont should be maintained and not allowed to become overgrown.
- Also encourage digging out of existing ditch and waterways.
- Consideration of MTCE and improved drainage to minimise flooding.
- My wife and I have lived in Ponteland for at least 46 years but its only these last few years that Ponteland has had problems with drainage and flooding and in our opinion this is due to the increase of housing using present drains that cannot cope with the increase plus the poor maintenance of the river Pont. The drains are not maintained and cleaned on a regular basis and further developments would increase the problem even more.
- Why build more housing development and risk flooding being increased.
- Agree in part, however, this must all be looked at and assessed by the relevant authorities including the Council, NWL and EA.
- Policy F5 should be strengthened to ensure ongoing maintenance through the addition of something like "... drainage principals, together with a appropriate maintenance regime, and does....."
- These matters are already dealt with in the planning process.
- All statements are perfectly laudable but they are processes not objectives.
- Agree with the general focus of the objectives. However, we suggest that at the end of F1, the words "wherever possible" are included. We advise that objective F2 is integrated into objective F5. We also suggest that F5 could be more focused on Sustainable Urban Drainage Systems (SUDS) principles being adhered to in new development as the current objective includes not increasing the risk of flooding elsewhere. This is already represented in existing planning policy. We support objective F4. However, it is unclear who will be making flood risk information easily accessible and understandable and how will they achieve this. We appreciate, however, that this detail may be included in future stages/versions of the plan. For F6, we are unsure what would define "unnecessary". This objective may require further clarification in order to achieve the expected outcome.
- This isn't adhered to now without the extra housing being built. Drains are never cleaned and the state of Ponteland river around the bridge and it's banks are a disgrace when the river doesn't flow freely.

## **Healthcare & Care of the Elderly**

**G1 To promote the expansion and enhancement of health provision to meet the needs of the population and the geography of Ponteland.**

### **Comments**

- Housing growth has grown faster than medical facilities. We must avoid NHS getting overstretched by too much growth.
- Need to plan ahead for future increase in demand and population.

- Particular concerns about whether expansion of healthcare provision would take place.

#### **G2 To promote the concept of a community that values its older population.**

##### **Comments**

- G2 a key part – more local community volunteering opportunities.

#### **G3 To promote the expansion of primary care facilities in Ponteland with appropriate public transport links and parking.**

##### **Comments**

- Where's the cycle transport links?.
- Ageing profile of population. Need for some type of local transport.
- Appropriate transport links – now that's a joke.

#### **G4 To promote the provision of appropriate accessibility for older people to all facilities.**

##### **Comments**

- Improve access to Health Centre – try pushing a wheelchair through the industrial estate to get there.
- Better footpath in Meadowfield needed for pedestrians to access the primary care facilities, especially for elderly or by wheelchair.

#### **G5 To require that any new housing development is appropriate to the projected age profile for Ponteland and to promote the inclusion of accessible public transport links.**

##### **Comments Healthcare & Care of the Elderly**

- Would not G5, older persons housing is a priority but do not agree it should be appropriate to the projected age profile. You should be trying to also attract younger people.
- The definition of “accessible transport” needs to be appropriate to elderly people.
- We need lower cost smaller properties.
- What has new housing development to do with health care of the elderly. Health care is for the NHS.

##### **General Comments**

- I am concerned that Ponteland would become something to be a combination of vast mansions and geriatric facilities.
- More car parks needed for care homes.
- Health centre in wrong location – make more central/accessible.
- Older people still like spacious properties but with smaller gardens.

- Housing for the elderly is important however there needs to be a recognition that housing should be provide for the younger/next generation in order to have a balanced community.
  - Open Health Centre at weekends and in evenings.
  - Housing for the older population needs to be affordable also.
  - We need housing for young people as well.
  - Expansion of existing facilities capacity prerequisite to any further population growth.
  - Also needed NHS Dentist.
- 
- Appointments waiting two or three weeks, which at present is the case.
  - NHS Dentist required in village.
  - Healthcare Dentist required.
  - We need a national health Dentist.
  - There is not a National Health Dentist in Ponteland – one or more required as a matter of urgency.
  - Larger second health centre needed.
  - Care of the elderly and provision of their needs is essential but not at the cost of encouraging children and families.
  - They need more care for over 80 yr my grandad 93 not much care.
  - Again more definition needed.
  - Low cost housing, especially for the aged is important for the overall profile of the place.
  - While protecting the green belt.
  - As long as green belt protected/not impinged upon.
  - Large increase in elderly already at system incapacity 2014-2034 population projections set for 60% increase in 65+ age group.
  - I agree – we should accept that Ponteland is an area favoured by older people – there is nothing wrong with this but their needs should be met – e.g. public transport, care homes etc. Bus routes to outer edges of Darras Hall are poor.
  - So why was the Health Centre built at the far end of the industrial estate?
  - Footpaths are not elderly friendly.
  - The Health Centre are at full capacity now. An increase in population would not be able to cope and I think the community does value its older population. The problem with building more care homes is that there are many of them who come from outside the area but we must try to cater for people already living in Ponteland.
  - All age groups must be accounted for in housing provision.
  - The wider needs must also be considered here and appropriate locations whether in Ponteland and/or elsewhere identifies when all things considered.
  - As above re Objectives.
  - Already a large number of care homes in Ponteland. Seems to have more than a fair share of care facilities.
  - We struggle now to get a doctor's appointments sometimes you have to wait 3 weeks to get one. That is no good when you are poorly.

## Education & Youth Activities

**H1 To promote the provision of sufficient school places for local children of all abilities within the existing feeder partnership system.**

### Comments

- Particularly important that local children have places at local schools.
- H1: Would be happier if this said 'at least@. Local children alone would not provide sufficient pupils for a financially sustainable secondary and 18+ school.
- School places for local children should mean local, not from Newcastle".
- Children attend DHFS from Whickham/Gosforth/Fenham at cost of local children moving into area and unable to get a place in their local school.

**H2 To promote and encourage access to, and use of, school facilities by the community, of all ages, out of hours and during school holidays.**

### Comments

- More evening activities across the ages.
- Particular interest in H2 which encourages better use of facilities.
- H2 important rather than these school facilities being underused.

**H3 To work with external agencies to engage with the youth on future projects.**

### Comments

- H3 – Key!
- Encourage youth to be involved and be a partner in youth projects (i.e. "ownership").

### General Comments Education & Youth Activities

- Give priority to Northumberland children.
- Objectives are excellent.
- We need young families in the parish to fill the schools.
- Likewise increased capacity to reduce associated traffic flow patterns.
- What percentage of children come from outside catchment area as they add to traffic problem.
- Anything for young children is a benefit.
- Where and when was a comparative study done for skate park!! These researches are very important.
- Really don't want to lose the 3 school system.
- Need local back in village and not just people from out of village.
- Need to plan for more schools if large scale housing goes ahead.
- To abolish the non-provision of free transport to all pupils over 16.

- The 'school run' of private cars needs discouragement.
- Especially important if new housing is to be built.
- Important to get the young people of the area interested in their environment and reduce littering and vandalism.
- Any further house building will cause incapacity.
- Definitely.
- The one point I agree with is to use the present schools and facilities more for local children and encourage parents to take greater interest in their children's welfare and take part in the activities that are available.

## **Analysis**

### **Previous Evidence**

Since 2012 the Neighbourhood Plan Group has encouraged comments from the community through events (Party in the Park, High School Year 9, 11, & 12), the website and formal assessments through the initial survey and the more extensive questionnaire in 2013. All of these views, from all age groups, and responses have been listened to and have influenced this recent Consultation.

- [Link to Summaries of these Events](#)

## **Evaluation and Analysis on Community Consultation September 2014**

### **Introduction**

This evaluation has been taken from the written and electronic responses received during the Ponteland Community Consultation on Visions & Objectives 19<sup>th</sup>-30<sup>th</sup> September.

The information contained in this document provides a summary of responses from the community during this period of consultation at the drop-in-sessions at the Memorial Hall on the 19<sup>th</sup>/20<sup>th</sup> September and 26<sup>th</sup>/27<sup>th</sup> September and from the 19<sup>th</sup>-30<sup>th</sup> September on the website. [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

The purpose of this evaluation is to provide a clear summary on the communities view on the Vision Statement and on eight Topic Group Objectives. This in turn will produce the next step in the process.

### **Methodology**

The Ponteland Neighbourhood Plan Group (PNPG) intends to prepare a development plan identifying draft policies and draft projects covered in this analysis as areas of community concern.

The initial publicity was through a 1 page article in the Pont News & Views in the September edition of this monthly local magazine delivered to 4,500 households in the civil parish of

Ponteland. To coincide with this publicity all information was also displayed on the PNPG website. [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)  
The 1 page article was also publicised on 6 parish notice boards.

The Community Consultation Event started on the 19th-30th September 2014 available through the website and drop-in sessions at the Memorial Hall on 19<sup>th</sup>/20<sup>th</sup>/26<sup>th</sup>/27<sup>th</sup> Sept. Community responses were fed back via A4 Handout at the drop in sessions, a take away Community Consultation Document and via a gizmo/interactive reply system on the website.

## **Community Consultation Results**

<b>Vision Statement</b>	<b>93% agree</b>	<b>6% disagree</b>
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<b>Conservation &amp; Heritage</b>	<b>89% agree</b>	<b>7% disagree</b>
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### **Summary of comments**

- The importance of identifying and supporting the extension of the Character Statement to include Darras Hall and a wider area as a means of protection for the future.
- Additional protection is required to include the value of the green approaches to Ponteland.
- To preserve the existing Green Belt and maintain the separation between Newcastle City and Ponteland.

<b>Natural Environment, Open Spaces &amp; Habitats</b>	<b>93% agree</b>	<b>4% disagree</b>
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### **Summary of comments**

- The need to respect and protect the natural environment and habitat to exist in harmony with the community.
- Encourage management on maintenance of watercourses and ditches.
- Encourage access and promote the use of existing footpaths, bridleways, and cycle ways.

<b>Housing &amp; Affordable Housing</b>	<b>88% agree</b>	<b>6% disagree</b>
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### **Summary of comments**

- Housing should be determined by need, not built to stand empty.
- Concerns over appropriate and suitable locations i.e. use of infill and Brownfield sites in preference to eroding the Green Belt.
- Small scale developments preferred.
- Concerns over the existing infrastructure and the potential flooding issues.
- Housing requirements to encourage young families to live in Ponteland, first time buyers and social housing.
- Accommodation/Housing for older residents to down size.

<b>Retail, Business &amp; Employment</b>	<b>87% agree</b>	<b>6% disagree</b>
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#### Summary of comments

- Ponteland is really a village with a population size of Hexham who shop in Newcastle, Metro Centre or on the Internet for goods.
- Ponteland is currently a “dormitory town” a place to live not work.
- Concerns over the lack and variety of shops and services available with too many cafes, hairdressers and charity shops.
- There should be a village centre or market square.
- A need for regeneration and improvement to Merton Way and the Broadway and encouragement for a greater choice of shops which would give additional employment.
- Tourism could enhance the village centre.
- Public transport provision needs to improve.
- Major problem with parking and congestion during school times.
- Many comments for and against a relief road-would it take passing trade away?
- Move the Industrial Estate away from the centre of the village and relocate nearer to the Airport.
- By relocating the Industrial Estate this would release land for housing in the centre of Ponteland.
- Affordable small office units located near Airport.

#### Transportation & Highways

**87% agree**

**9% disagree**

#### Summary of comments

- Develop better access transport links.
- Improved public transport would reduce the impact on the road network.
- Traffic problems caused by school run, discourage out of area pupils at our local schools.
- Children can walk short distances to school.
- Priority to reduce the traffic through Ponteland.
- Traffic at full capacity.
- Traffic calming causes problems.
- A relief road would encourage more housing.
- Need to consult on the route of any relief road.
- Encourage cycle routes.
- Request for a cycle way from Medburn to Darras Hall( around Meadowvale area)
- Request for Callerton lane/Middle Dr a resident’s only area with a reduced speed limit due to the number of children, pedestrians and cyclists.
- Footpaths should be for pedestrians.
- Would an extension of the metro line assist?
- Consult with Newcastle City Council over route of East West bypass.

#### Drainage & Potential Flooding

**92% agree**

**1% disagree**

#### Summary of comments

- The area is prone to flooding and flash floods-avoid development that will increase the risk.

- If housing numbers were to increase, using the existing system with the increased capacity and risk of flooding-system couldn't cope.
- Concerns about existing sewage provision and potential large scale housing water runoff would add to the existing problems.
- Consider MTCE to improve drainage & minimise flooding.
- Suggest the use of SUDS principles.
- Regular river management maintenance required.
- Responsibility to clean ditches and waterways to help flow of water.
- Regular drain & gully cleaning required to clear debris and remove leaves before blockage occurs.
- Dealt with in the planning process.

## **Healthcare & Care of the Elderly**

**90% agree**

**3% disagree**

### **Summary of comments**

- Concerns over the image of Ponteland-vast mansions & geriatric facilities.
- Too many care homes.
- More care provision for the elderly is needed.
- Medical Centre located in the wrong place.
- Doctor waiting lists too long up to 3 weeks for an appointment.
- Medical Centre needs to open evenings & weekends.
- More car parking for care homes.
- **NHS dentist required.**
- Footpaths not always elderly friendly.
- Recognise the need for a better housing mix for the elderly and the young at a reasonable cost.

## **Education & Youth Activities**

**69% agree**

### **Summary of comments**

- The 3 tier education system is valued.
- School places for local children.
- Discourage car use for the "school run"
- Free transport for all pupils over 16 years of age.
- When arranging activities for the youth-research is important.
- Increase the use of school facilities for all to use.

## **General Comments covering the Vision & Objectives**

- We want to ensure Ponteland does not lose its uniqueness and end up being joined to other developments by enthusiastic developers.
- Please ensure that Ponteland is not overdeveloped to meet the demands of the large building groups. We do not want to join Newcastle.



- Green Belt should not be developed.
- Green Belt should be protected at all costs.
- How does this plan affect the LUGANO application. Is not the horse already down the road.
- I do not see anything controversial in all this.
- A good all round questionnaire – hope much of it comes to fruition.
- The importance of the airport's development of future needs appear to have been totally ignored. A prospective owner on the proposed development at Birney Hill may feel aggrieved if it develops like Heathrow! Surely air traffic can be expected to increase.
- A good comprehensive vision to support.
- Looking forward to ideas for improving Ponteland.
- Generally agree with declared objectives, with certain defined qualifications.
- Generally supportive of statements made above, however there will need to be recognition that an element of the green belt (where appropriate) will have to be developed to allow for future housing need (in line with the emerging Northumberland County Council).
- Very comprehensive.
- Overall I think the mission and objectives are taking a long step in the right direction to derive from the consultation process a good and deliverable basis for the plan.
- Good exhibition. Priorities are to protect the green belt and to void too much development. Build on brownfield not green belt. People moved here for the way it is and not what it might become. Thanks.
- Very concerned about red 'blob' on Banks desired building area. Equally concerned that Lugano has challenged the outline application for Police HQ.
- Very concerned about the 'Red Blob' which is shown on the Banks potential Clickemin in Dev but I now understand. Why it is there after it has been explained to me.
- The comment and wishes of Ponteland people MUST be listened to.
- I agree with the above and consider it well thought through, with a focus on what matters to those in our locality.
- Fantastic piece of work.
- Agree with sentiments expressed and priorities displayed in questionnaire analysis
- Lacking in Ponteland is an NHS dentist.
- We need better bus service to (Morpeth, Kingston Park, supermarkets like Aldi, Farm Foods and Iceland in Westerhope. Also a service to be able to attend hospitals for those without own cars.
- Please clear cars from pavements as people cannot walk with safety. They should be asked to park in the correct parking areas. AS they are free for their use
- We don't want to be another suburb of Newcastle. This will be the case if more housing is built linking up to Newcastle's development of land. We wish Ponteland to remain a village of character.
- I like the village as it is with a few additions but not too many.
- Leisure facilities should be improved to make sport and fitness accessible to all age groups.
- The Neighbourhood Plan needs to be produced in Draft form as soon as possible. You must get NCC to adopt more realistic housing projections in the light of the latest ONS2012 statistics and get their sums right.

- A complete set of Town Council bye laws should follow adoption of the N. Plan – plumbing into correct drains could be one of them.
- Very thorough and well thought out vision.
- Well considered plan – worthy of support by all Ponteland and Darras Hall residents, and businesses.
- This is a very thorough assessment of the issues that concern me. The protection of green belt is my main concern but I agree the other topics are important – Ponteland's strongest asset – in my opinion! - is it's peaceful, semi-rural environment and I would hate this to be lost.
- The "Ponteland Neighbourhood Plan" appears to be a well balanced and fair strategy that should benefit the whole community – existing and future.
- Very comprehensive and well thought out proposal.
- Depressing. My experience of NCC staff is not good. They do not understand, or care about Ponteland. Admire your efforts. Good luck!.
- Very difficult – N.C.C. ignorant or do not care.
- Change address from Newcastle upon Tyne to Northumberland. It is possible. The 'Wirral' changed from 'Mersyside' after locals objected.
- Whereas it is easy to agree to all the sections and appreciate the time, care and work provided by the Committee members, nevertheless, more precise definitions of some statements needed.
- Generally agree with all objectives, however in the present economic climate not confident on those dependent upon a high degree of finance can be achieved in the foreseeable future. To enhance community support and pride for Ponteland, attention needs to be given now to improve the facilities at Merton Way and Broadway.
- Any whiff of nimbyism must be squashed!
- I'm not sure what the answer is but one thing lacking in Ponteland is the absence of a natural village centre. This should be a long term aim linked with any development of the library site and the village shopping centre.
- There is danger in current proposed building developments on Throckley Fell and Street Houses. Could overwhelm village services and character, schools, leisure and employment. It risks making us an easy suburban target for Newcastle City.
- The plan seems to reflect a common sense approach to the situation on the ground in Ponteland, future needs and avoids the high-handed approach mooted by NCC.
- I would like to congratulate the Neighbourhood Plan Group on their comprehensive and exhaustive investigation into all these vital issues – so clearly and comprehensively laid out.
- Important to maintain strategic green belt protection to keep NCL and Ponteland separate, maintain green spaces, general character protect wildlife and prevent further traffic congestion and over development.
- We support development of businesses at the airport site (already semi derelict) not on Cheviot View where it will cause further congestion and impact on the old railway line which provides an excellent walk/ride and encourages wildlife i.e. important local amenity which requires protection from development.
- Well put together Neighbourhood Planning objectives list which hopefully NCC take notice of. Protection of the green belt to remain prominent along with strategic separations between Ponteland/Newcastle upon Tyne/Airport border.
- Very professional – excellent work – many thanks for your efforts.

- Well done to all concerned. Very professional.
- Most of the following is predicated on allowing further building development. The neighbourhood plan needs to focus on incapacity of infrastructure when 'Visions and Objectives' are in conflict with existing network support. Identified incapacity – 1) Medical Centre, access availability, transport, visiting times. 2) Schools continuing 'to allow' students from elsewhere. 3) House building plans that exacerbate incapacity. 4) Sewage incapacity NWL cannot accommodate any further development. 5) Traffic incapacity – parking in town / jams in town. 6) Increase in population 65+. Large incapacity increase of 65+ age group – facilities / library / activities. 7) Flooding incapacity unaddressed totally. Let residents who have flooded do it!
- I would wish to preserve green belt and restrict development to brownfield sites. Expansion of Ponteland should be limited and we should avoid "creep" towards Newcastle. I do not regard the provision of affordable housing as an issue – there are many developments containing starter homes within 5 miles of Ponteland. I would see the area around Police HQ as the ideal place for development.
- No large scale housing development is required within the village. The NCC housing numbers are over ambitious and not realistic. I agree with the proposal of small pockets of housing development and the proposal of a relief road out of the flood zone areas and support the work of the Ponteland Neighbourhood Group.
- The proposals are short sighted and a knee jerk reaction to central government housing policy. Green belt is and was green belt for a reason – for future generations to enjoy. There are/is plenty of housing for sale that would not be so detrimental to the existing local character. Think long and hard about what you (The Local Authority) are about to do) as the impact will be very detrimental for future generations of Ponteland.
- I can see that a great deal of work has gone into this plan and it has given the people of Ponteland a fair chance to express their views. I agree with the aims that are outlined here.
- Who are the members of the group and what fits then for the role? No indication given at all. There is very little in the questionnaire that anyone could disagree with. A bit like voting for mother's love and apple pie. Who could disagree with it? The proposed objectives are all 'to promote', or 'to require' but no indication of **how** either of these can be achieved. And that is probably the most important part of any future plan for Ponteland. Just one I've picked at random. **To promote the provision of safer cycling in and around Ponteland.** As a cyclist myself the roads and car drivers around Ponteland frighten me – especially on Darras Hall Estate. Also, from Prestwick to the Street Houses roundabout there is a pavement on one side of the road, ideal for cyclists since the road is narrow, but the hedge is overgrown, the path is hidden by vegetation and debris, and if this was cleared it would be much safer. The same comments apply to the A696 between Limestone Lane and Fox Covert. Why is nothing done here and now? Cycle lanes such as the one at Woosington are not the answer. They go over drains, potholes and offer no protection. So yes I agree with the proposition but how will it be implemented. The same comments could apply to the other questions. In Section D questions are asked which have been asked for more than 10 years. What is needed here are more specifics and more consultation with those involved, for example, the shopkeepers at Merton Way have not yet been asked for their views on redevelopment! Really! All activity in the village centre needs car parking. I don't see this addressed anywhere. Cars, vans, even lorries parked all day

at the back of Merton Way. Do we need a time limit? Cyclists come and unload their bikes, go on tour, probably contribute nothing to the local economy. Any so called industrial development is inappropriate for Ponteland when much better facilities are available at Throckley, Kingston Park and at the office complex at Prestwick. We need to be realistic. Ponteland is a dormitory for Tyneside. Concentrate on services for our population. We can't be everything to everybody. If the main road through Ponteland, the A696, is our showcase a lot of attention should be given to removing A boards, chalk boards and multiple signs since these are a distraction to motorists and an impediment to all those who use pavements. The highway signs are duplicated and are often damaged. If this street was attractive, visitors would be inclined to stop, have a drink, perhaps a meal. We don't need to have special campaigns to attract tourists unless it is for better restaurants for all. Housing is always a difficult topic. Ponteland does not need any more 4 or more bedroom houses, all with en-suite. These houses do not address the current and future needs of our population. Two bedroom houses of decent size rooms and storage facilities are needed for first time buyers, young professionals and older couples or people on their own. Well-designed flats, terraces and more imaginative planning are needed. Especially on the new estate on the Police HQ. It is not the number of houses which is important but the type and location!

- There is a lot of aspiration, which is good. But this has to be tempered with reality. People here do not like change and anything that happens should be focused and seen through properly. What tends to happen is continuous delay/consultation etc and then things happen very ad hoc. Don't envy you the job.
- Merton Way is biggest problem. Shall encourage more housing instead of shops with demolition of part. The proposal of road will only encourage residential development within the enclosed area!
- Housing plans should focus on social housing, small starter homes and supported housing priorities for people with mental/physical health needs.
- Inevitable that objectives are lumped together but makes it hard to comment on subsidiary objectives within the main topics.
- If only we could turn the clock back and start again, but we must look forward and to redress the past. Start by calling it Ponteland Parrish Council instead of Ponteland Town Council. Elect councillors who have total commitment to Ponteland Parrish Council and look after the residents of Ponteland to fight to keep as much as possible any money coming from council tax, land sales, council houses sales and others so that it is spent on the infrastructure and needs of Ponteland and its people. I do realise what it must be like going into a lions den when any counsellor from Ponteland goes into a Northumberland county meeting comprising of labour counsellors from other parts of the county who seem to be only interested in extracting as much money as possible from Ponteland and Tynedale to waste in ideas in Broomhill, Hadstone Ashington, Blyth and so on. I think selling the county hall in Morpeth and transferring the head quarters to Ashington is just another way of miss using money on wasteful ideas of the present county council. It is time the county system of representation was changed where each parish runs its own affairs and then sends its best representative to the council for a particular item. This would seem more fairer play and cut down on time spent on discussions and items from people like Ronnie Campbell and Nick Brown who are a total disgrace as M.Ps. I feel sorry the people they represent. I also think we are lucky in having Guy Ower as our M.P. May I

finally as the question as a small village why do we need a Mayor. After all with so many councillors surely they could look after the total needs of Ponteland. My final point is we have an estate being built of 4 bedroom homes by John T. Bell on the land that was once the Care village and next to the Police head quarters which should have been for low cost housing or council houses and where has all the money from the sale of this land gone to. Again this money should have gone into the Parrish council house pot but what has the counsellors done about it? It is with all these ponderables I think we should have a north devolution and dispose of these present lines of bureaucracy which will keep out the federalists like Nick Clegg. I feel very passionate about Ponteland and want the best that people in office can give for those living in the area.

- Ponteland and Darras Hall has been stagnant for 30 years in terms of infrastructure and resident facilities – major change is needed.
- Noise levels of builder is becoming out of hand. They should be reminded of noise regulations. We do not need “affordable” housing. There are plenty of smaller properties – that are “allowed” to be knocked down and replaced with “Southfork” properties. If that practice was stopped we would have all the affordable housing we need on Darras. Build only on brownfield sites. Keep the “rural” feel of Darras by curtailing concrete outer walls and metal fencing. Keep our hedges!
- This is not just a Ponteland issue, the whole of Northumberland is going through a detailed review and any decisions made i Ponteland must be made in consideration what is happening elsewhere.
- Thanks for the efforts made by all in developing these policies – an unenviable task!
- There is very little consideration of younger families/younger generations within this. I also feel it is unfair to ask for an agree/disagree response to multiple, significant matters that are too complex for simple one word answers covering several statements. You have not made reference to an actual plan setting out where you wish to see these developments take place – it is very difficult to make comments with only limited information presented in a format such as this.
- You may wish to avoid the opportunity given my (hopefully) constructive comments – but I would be happy to contribute to the further development and realisation of the Plan.
- Although answering ‘agree’ to the questions, I am uncomfortable in that if all these things are done, a developer may come in and say ‘well we’ve taken all this into account and acted on the requirements, therefore, there is nothing stopping us building on the green belt’. There should have been a question ‘Brownfield sites OK to build on?’ answer ‘yes’ greenbelt ok to build on? Answer “NO”
- My particular concerns are the use of Berwick Hill Road as a short cut to the A1 by HGVs and cars. Increasing both the traffic to the village and the damage to the roads.
- My particular concerns are the use of Berwick Hill Road as a short cut to the A1 by HGVs and cars. Increasing both the traffic to the village and the damage to the roads.
- Don’t agree with some of the statements a ticking system would of been more appropriate.
- Ponteland is becoming a retirement village and needs more variety of age groups it also needs a variety of shops not just hairdressers and places to eat.

## **Summary of General Comments from the participants at the Community Consultation**

The general comments on the whole experience of the consultation have been extremely complimentary to the Ponteland Neighbourhood Plan Group. Their professionalism and exhaustive investigations in preparing, presenting clearly and comprehensively issues of major concern to the community have been expressed by residents. Many comments appreciated the opportunity to pass on their views and indicated they wished the PNPG to give more detail in the near future.

**Concerns highlighted from these general comments are:**

- The importance of the Character Statement
- Protection of the Greenbelt, Natural Environment and the separation between the Newcastle International Airport (location & expansion) and Ponteland.
- Housing Development, Housing need & Housing mix. Use of Brown field sites & infilling.
- Ponteland an area prone to Flooding & flash floods, concerns over existing infrastructure overload, maintenance of the river-watercourses & ditches.
- Retail, regenerate Merton Way & the Broadway encourage a greater variety of shops. Possible relocation of Industrial Estate closer to Airport.
- Manage traffic congestion; improve public transport, parking and think about a possible relief road, cycle ways.
- Healthcare over capacity at Medical Centre. Housing needs for the elderly.
- Education-school places for local children and the use of school facilities for all.

All of this Analysis needs to identify draft planning policies and other issues that can be dealt with under projects.

**Planning Issues and Recommendations:**

- **Role of Ponteland in Northumberland**
- **Life of the Plan and Beyond**

**Refer to Castle Morpeth District Local Plan** Each Topic section, Introduction, Implementation, Relationship to NPPF & Core Strategy and Sustainability.

**Projects and Recommendations**

- **Relief Road**
- **Education Campus**
- **Conservation Area Character Appraisal**
- **Housing Allocation and Delivery**
- **Sites for Business**
- **Meadowfield**
- **Merton Way & Broadway**

- **Other Projects in the Conservation Area**
- **Flood Protection**

## **Supporters Group**

Attendees of the Community Consultation were invited to become a Neighbourhood Plan “Supporter” as part of a focus group to be set up in the New Year 2015.

The Steering Group never envisaged this group to be large in number but would consist of residents who could support with a variety of expertise and skills. They will be encouraged to play a more active role in the progress of the Steering Group and some may take on the role of Advisors if appropriate.

## **Conclusions on Objectives refer to Executive Summary**

## **Appendix**

**For detailed information view website for Consultation Booklet and Display Material from the drop in events**

**Available to Examiner only**

**Drop in session attendance & response sheets**

### **Additional information**

**Community invitations were sent to every household (4,500) in the civil parish of Ponteland through the local parish magazine, Pont News & Views.**

**A full page article was taken out in this magazine which was delivered between the 28<sup>th</sup> August and the 3<sup>rd</sup> September advertising the Community Consultation period and drop in sessions at the Memorial Hall.**

**Other parties invited to make comment are listed below under the following headings. Statutory Organisations, Local Government, Community Facilities, Education, Business, Social Amenities, Youth Facilities, Other.**

### **STATUTORY ORGANISATIONS**

- The Coal Authority
- Homes and Communities Agency
- Natural England
- The Environment Agency
- English Heritage
- Network Rail Infrastructure Limited
- The Highways Agency
- 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 i.e. Avonline / British Telecommunications

plc / Cybermoor / Mono Consultants / Hutchinson 3G UK Limited – Virgin Media Limited / Wildcard Networks

- Northern Powergrid
- National Grid
- Northern Gas Networks
- Northumbria Water Limited – sewerage undertaker and water undertaker
- The Theatres Trust – Planning & Heritage Advisor

### **LOCAL GOVERNMENT**

- Newcastle City Council – Head of Planning & Neighbourhood Planning
- Dinnington Parish Council
- Woolsington Parish Council
- Belsay Parish Council
- Heddon-on-the-Wall Parish Council
- Stamfordham Parish Council
- Stannington Parish Council
- Whalton Parish Council
- Northumberland County Council – Head of Planning and Housing Services

### **COMMUNITY FACILITIES**

- Dissington Hall
- Memorial Hall
- St Mary's Village Hall
- Health Centre Ponteland Medical Group (Doctors) Meadowfield
- Health Centre White Medical Group Meadowfield
- St Mary's Church
- Merton Village Hall
- Methodist Village Church
- St Matthew Roman Catholic Church
- United Reform Church

### **BUSINESS**

- Horton Grange
- Stonehave Lodge B&B
- Fratellis Restaurant
- Rialto Restaurant
- Waggon – Public House/Restaurant
- Highlander Inn – Public House/Restaurant
- Jewsons Meadowfield
- Lawson Fuses Meadowfield
- Opal Computer Repairs Meadowfield
- PTH Van Hire
- James Burden Ltd
- Peter Harrison Business Equipment



- Tilley Roofing Meadowfield
- Tofco Ltd Meadowfield
- Trigger Points Meadowfield
- Ponteland Barber Shop
- Ponteland Foot Care Clinic
- Mackley and Stevens Opticians
- Diagonal Alternatives
- HB Opticians Broadway
- Alan Newton Butcher
- Browell Smith and Co
- Iain Nicholson Estate Agents
- Major Family Law
- Colette Stroud Solicitors
- Grange Lea Care Homes
- Stephen Coates Chartered Accountant
- Independent Financial Advisors
- Dobsons Estate Agents
- Trading Places Estate Agents
- Keith Pattinson Estate Agents
- Rook Mathews Sayer Estate Agents
- Steel Fix
- Geo Marine Ltd
- Useful Vision Prestwick Business Park
- West Marketing Communications Prestwick Business Park
- I.T. Solutions Ltd Prestwick Business Park
- Darras Dental
- Lloyds TSB
- Barclays Bank
- HSBC
- Natwest Bank
- Newcastle Building Society
- Britannia Hotel Airport
- Premier Inn Newcastle Airport
- Blackbird Inn
- Diamond Inn
- Wheatsheaf Premier Inn
- Doubletree by Hilton Airport
- Samms Cafe
- Poppy's Cafe
- Merton Way Chinese Takeaway
- Lorenzos Italian Restaurant
- The Mogul Raj Restuarant
- Surma Tandoori
- Gills Fish & Chips
- The Badger Inn
- Dobbies Garden Centre
- Seven Stars Public House

- Princess Garden Chinese
- New Rendezvous Restaurant
- Bawarchi Restaurant
- Ponteland Tandoori
- Lowrey's Cafe
- Fratellos Restaurant @ Doubletree by Hilton @ Airport
- Alnorthumbria Vets
- Post Office Sorting Office
- Maysan Foods Ltd
- A&K Motors
- Custom Advanced Systems
- Spa Beauty
- N Tweddle Furniture Restorers
- Aubery Design
- Waterstons
- Moralee & Co
- Strettle Memorials
- Strachan & Tyson Veterinary Surgery
- Hendersons Pharmacy
- William Hill Bookmaker
- Look Twice
- Boo Hairdressers
- Fuse Hairdressers
- Galliford Try Partnerships North
- G Scott of York Ltd @ Dobbies Garden Centre
- Bardgett & Son Funeral Directors
- Nichols Bakers
- Elliotts
- Q Hair Design
- Barbers
- Mills News Agency
- Parklands Pharmacy
- Darras Hall Post Office
- Nicholson & Morgan
- Ponteland Club & Institute
- Reed Wallace
- Kirby Solicitors
- Manors Village Care Homes
- McCarthy and Stone Assisted Living
- Abbeyfield Care Home
- Leonard Cheshire Supported Care Home
- Care (Ponteland)
- Rowlands Chartered Accountants
- Waitrose
- Sainsbury's
- Davidson's Bakery
- Carousel Cards

- Broadway Deli
- Co-op
- Martin's Newspapers
- Henderson Pharmacy
- John Blades
- West End Farm
- Bairstow Eves
- Sanderson and Young
- The Professional Partnership
- TML Communication
- Pajunk UK Medical Products
- Maxi Ltd Internet Services
- Kitty Kattery
- Armstrong Waste Disposal
- Broadway Cabs
- Darras & Pont Taxis Ltd
- Dulais Dry Cleaners
- H B Opticians
- Western Way Garage
- Trinity Youth Ponteland

### **EDUCATION**

- Darras Hall First School
- Ponteland First School
- Richard Coates C of E Middle School
- Ponteland Private Nursery
- Ponteland High School
- Ponteland Middle School
- Band House Nursery

### **SOCIAL AMENITIES**

- Local Tennis Club
- Local Bowls Club
- Local Cricket Club
- Local Gold Club
- Local Leisure Centre
- Newcastle Falcons Rugby Club
- Local Rugby Club
- Rifle Club
- Ponteland Rotary Club

### **YOUTH FACILITIES**

- Guides/Brownies Darras Hall
- Ponteland Youth Centre

**OTHER**

- Darras Hall Estates Committee
- Newcastle International Airport

## **Appendix 7**

### **Vision and Objectives 2014 Display 1**



# Helping to shape the future of our community

## What is neighbourhood planning and why does it matter?

Neighbourhood planning is a new way for communities to decide the future of the places where they live and work under powers in the Localism Act 2011.

The Government wants to put power back into the hands of the local community. This is essential for supporting economic growth, improving people's quality of life, and protecting the natural environment.

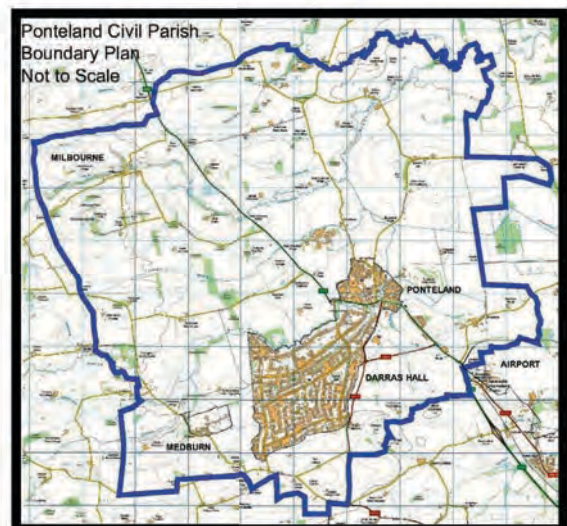
Communication with you is vital to the success of this venture. It is our responsibility to keep you informed through Pont News & Views, workshops and exhibitions throughout the coming months. This is a community effort and the Ponteland Neighbourhood Plan will be judged on consultation with residents in the area.

## What is "OUR" Neighbourhood Plan?

Our Neighbourhood Plan is a new way to empower the community and influence the future of the Civil Parish of Ponteland.

### *This will enable us to:*

- Show future aspirations for the Civil Parish of Ponteland.
- Put local policies in place to steer future development.
- Set aside land for development as agreed by the community.







## Who we are

Ponteland Neighbourhood Plan has been set up to work on behalf of the Town Council and the wider community to develop a comprehensive Neighbourhood Plan for the Civil Parish. Membership includes residents, local business people, representatives of Ponteland Civic Society, Ponteland Community Partnership, Town and County Councillors.

## How can we use these new powers?

The aim of Ponteland Neighbourhood Plan is to encourage appropriate development in Ponteland that meets the needs and priorities of the community.

### *This includes:*

- Conservation & Heritage
- Housing & Affordable Housing
- Healthcare & Care of the Elderly
- Transportation
- Natural Environment
- Education & Youth Activities
- Retail, Business & Employment
- Drainage & Flooding

Preparation of the plan will take between 18 months to two years to complete and includes a residents' referendum to adopt as a formal planning control tool.

## How can you get involved?

Residents' participation is not only essential, but at the heart of this exciting opportunity for our community's consultation and approval in a referendum.

This is your chance to support the Ponteland Neighbourhood Plan. For more information, visit our website:



[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

## A “Five Stage Process” for developing a Neighbourhood Plan

### 1. Area Designation

The application by Ponteland Town Council, which included a map of the proposed neighbourhood area and why it is appropriate for neighbourhood planning process, was approved by NCC in June 2013

### 2. Preparing & Publishing the Plan

This includes establishing community aspirations and priorities, identifying a vision and objectives, and publishing and consulting on the plan to-date.

### 3. Submission

To include a map of the area, draft plan, statement on how it meets basic conditions, consultation statement. The plan will be publicised by NCC for at least 6 weeks.

### 4. Independent Examination

Neighbourhood development plans must be examined by an independent examiner to test whether they meet certain legal requirements before they may be put to a local referendum and adopted by Northumberland County Council. The Independent Examiner will recommend whether the plan should be put to a local referendum.

### 5. Referendum

NCC, where recommended, will organise a local referendum. For the neighbourhood plan to be adopted it must receive majority support from the local community. If more than 50% of the Ponteland respondents vote in favour of the plan then NCC must adopt it as planning policy.

## Vision Statement

**“Our vision is to maintain and enhance the unique character of Ponteland”**

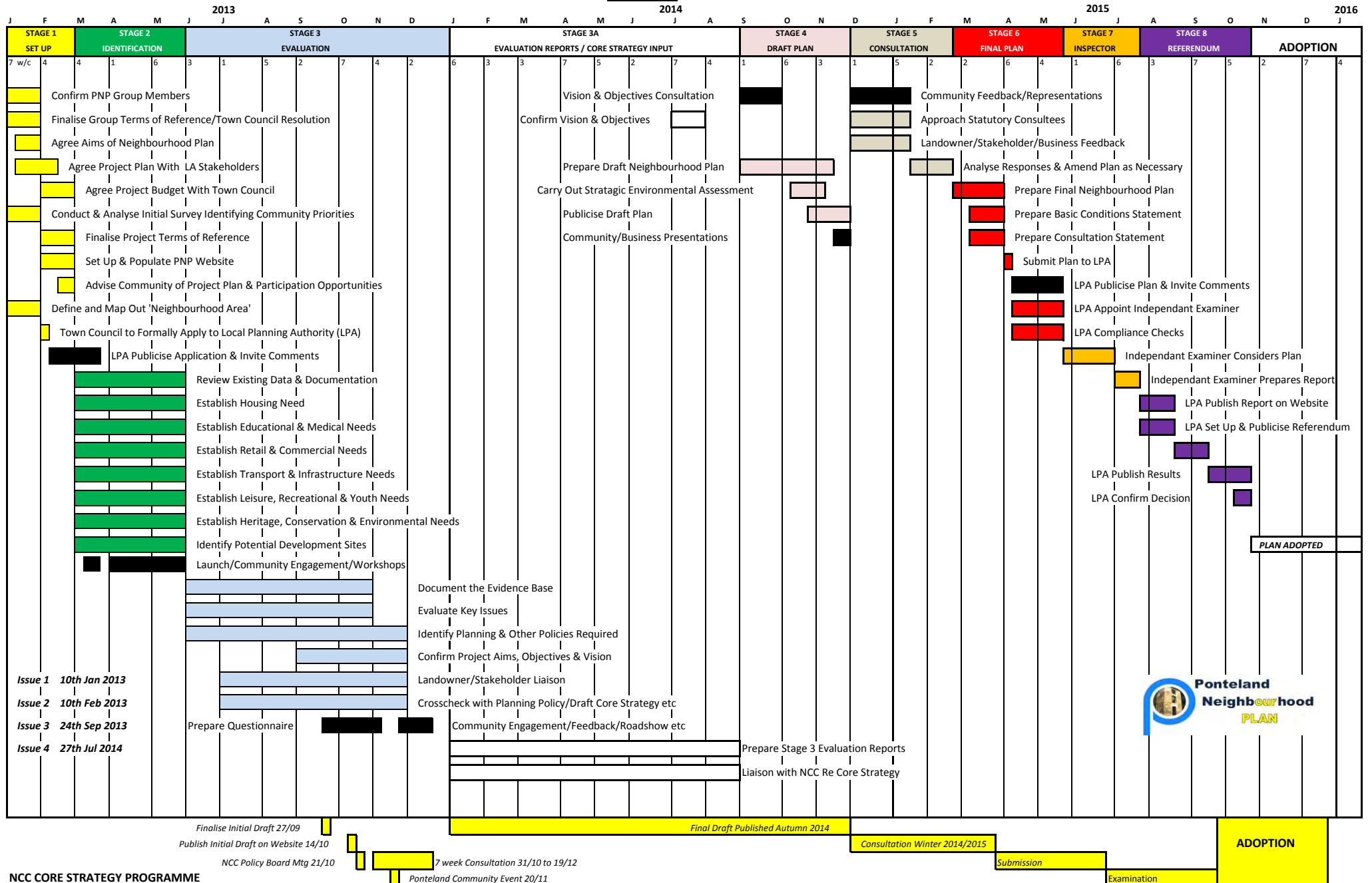
Do you agree \_\_\_\_\_ or Disagree \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# PONTELAND NEIGHBOURHOOD PLAN

## PROJECT PLAN



## **INITIAL SURVEY RESULTS**

Thank you to all who kindly completed the initial questionnaire. We received 420 responses, i.e. circa 7% of the population of Ponteland, which is extremely encouraging. Some of those who completed the questionnaire expressed a wish to provide more detailed feedback than permitted in the initial survey. That wish will be fully taken into account when future surveys and public consultation events are planned over the next two years.

The results of the initial survey reflect a very clear view of resident's priorities for the future of Ponteland which will now enable the PNP Group to focus their efforts accordingly. The detailed survey analysis is illustrated graphically on the following pages, but in summary the key points are as follows:-

### **HOUSING DEVELOPMENT**

- 80% of respondents expressed the view that any new housing development in Ponteland should not exceed the scale of that seen in the village over the last 10 years.
- 25% of respondents considered that affordable housing for social needs was a priority.
- Over 50% of those who expressed a view considered that housing development should not be left to market demand.

### **THE GREEN BELT**

- 89% of respondents wished to see the Green Belt around Ponteland protected from future development.
- Whilst only 3% of respondents did not want the Green Belt to remain protected, 27% recognised that in order to develop infrastructure and possible future housing some Green Belt may need to be used but wished this to be minimised.

### **INFRASTRUCTURE PRIORITIES**

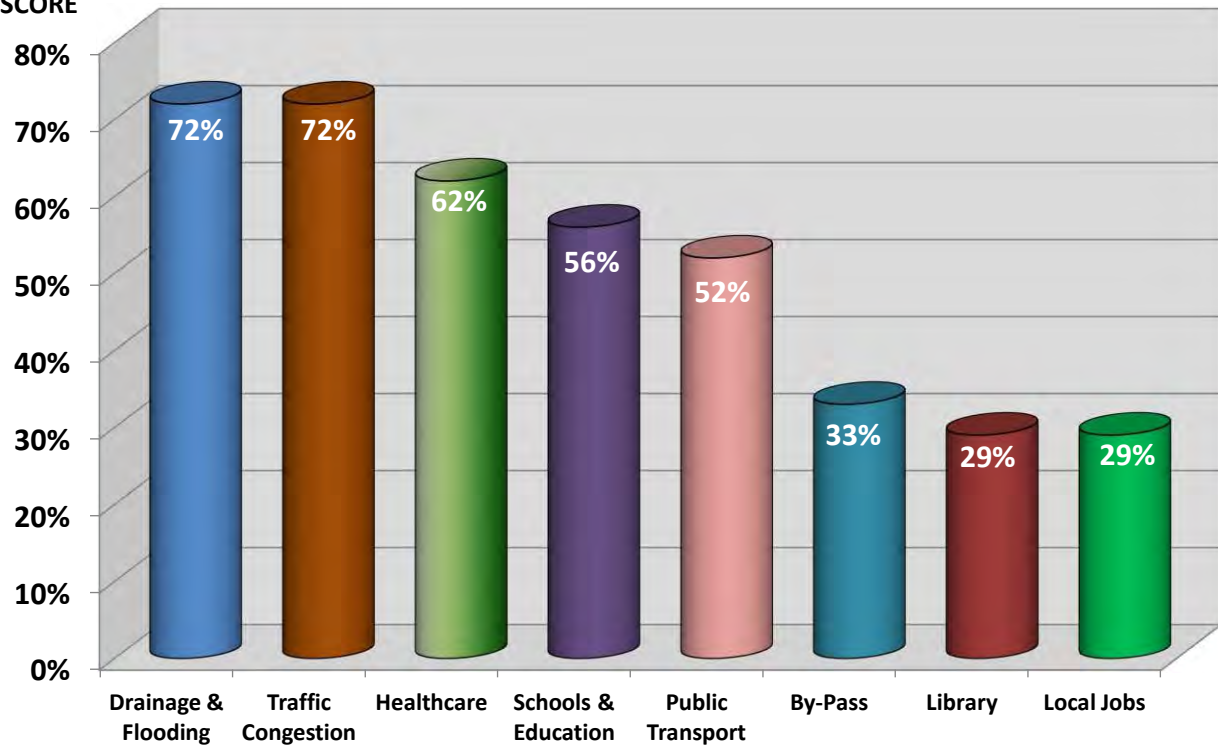
- When priority weighting is taken into account then both traffic congestion and potential flooding were considered to be the most important infrastructure issues for the community with both scoring 72% of the maximum available points.
- The issues considered to be of least importance were local jobs and library facilities with both recording only 29% of the maximum available points.
- When considering only first preferences then drainage and flooding was clearly identified as being of primary importance gaining 36% of all top priority votes followed by traffic congestion at 17%.

### **PUBLIC SERVICE PRIORITIES**

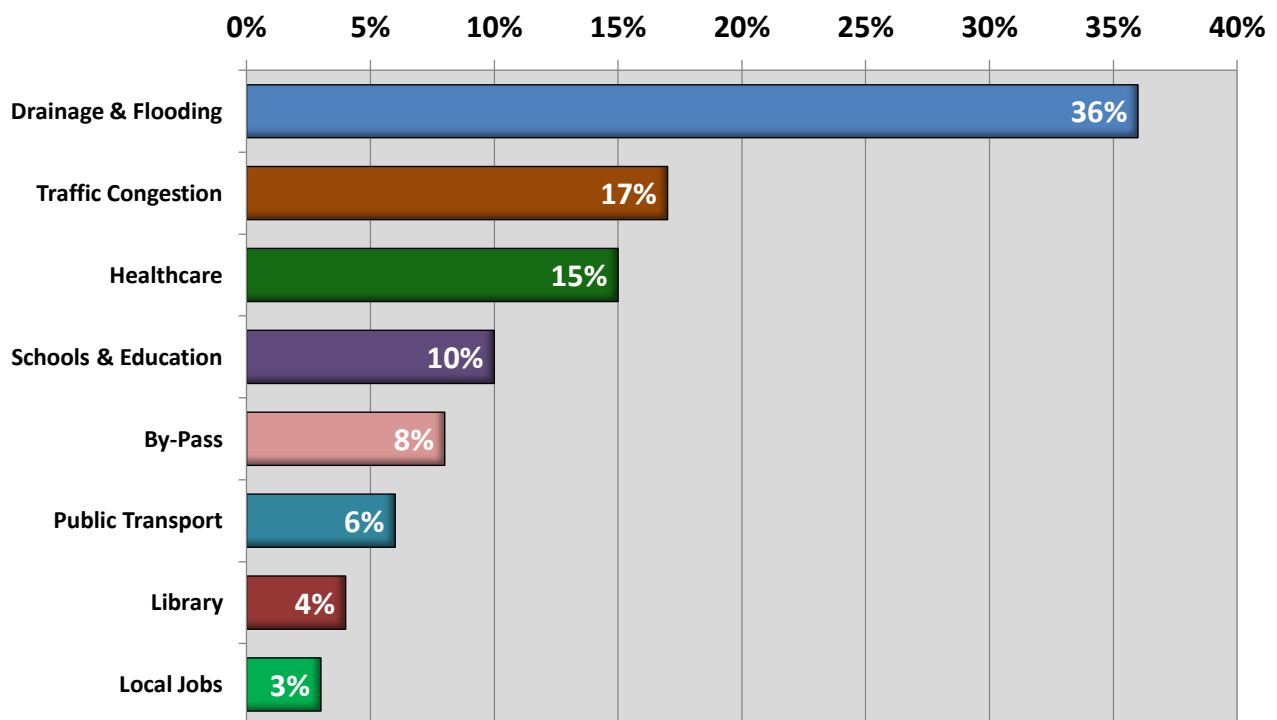
- Improving the existing shopping facilities was clearly considered to be the most important public services issue scoring 79% of the maximum available points and 47% of top priority votes.
- The issue considered to be of least importance was facilities for visitors which attracted only 15% of the maximum available points.

## INFRASTRUCTURE PRIORITIES

% OF MAX POSSIBLE  
SCORE

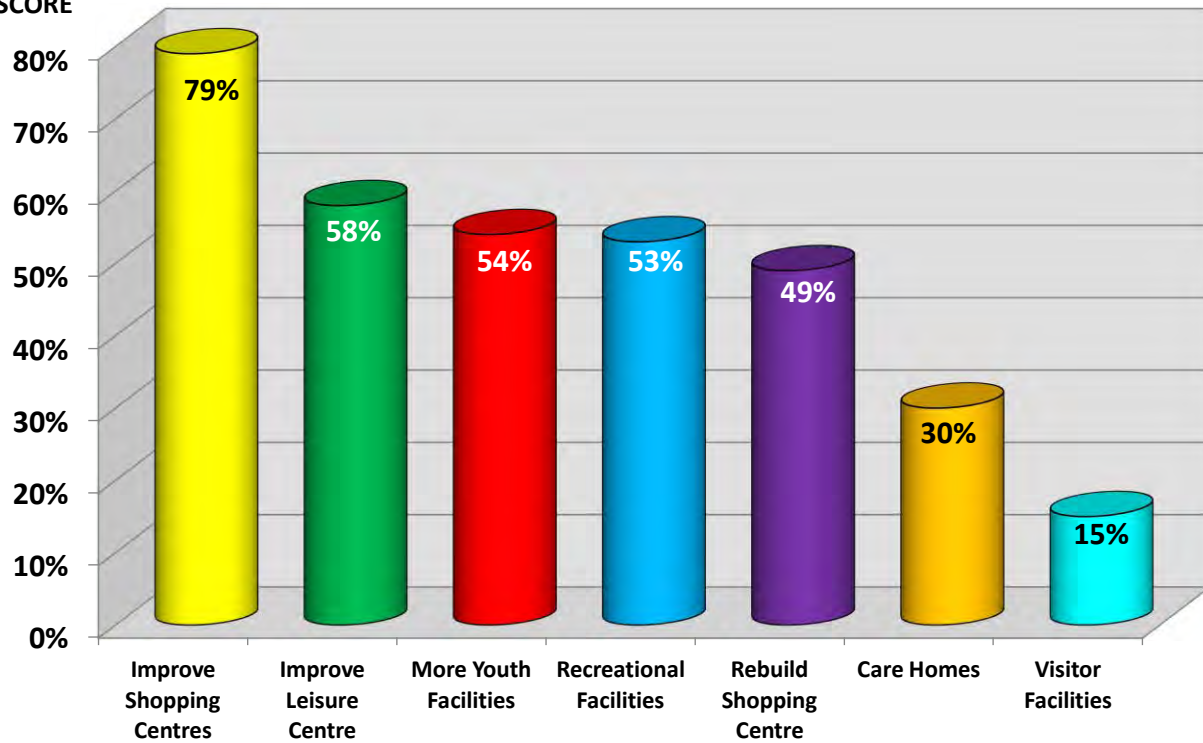


## INFRASTRUCTURE TOP PRIORITY SPLIT

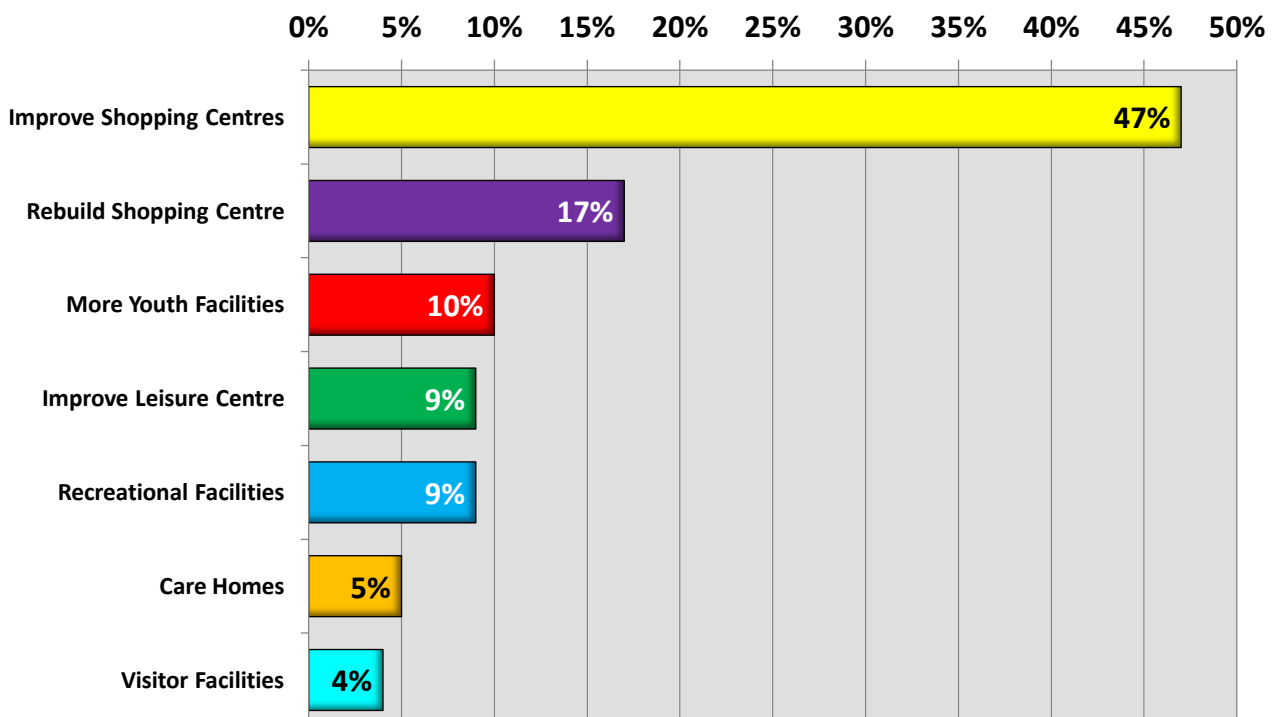


## PUBLIC SERVICES PRIORITIES

% OF MAX POSSIBLE  
SCORE

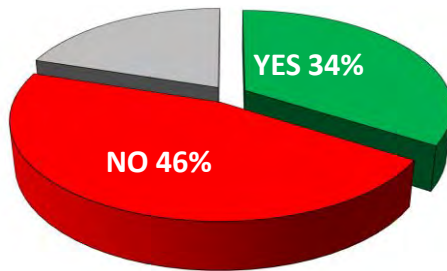


## PUBLIC SERVICES TOP PRIORITY SPLIT

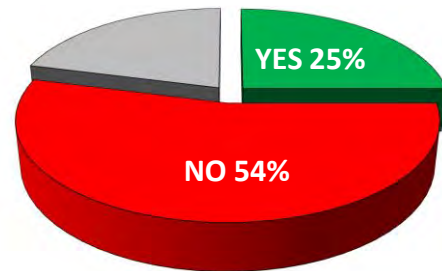


## HOUSING ISSUES

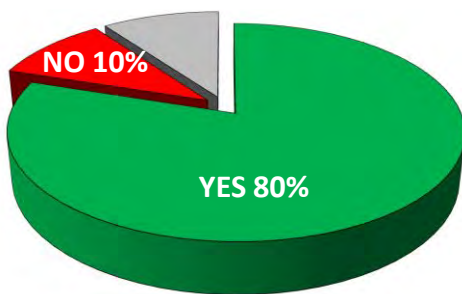
**Development Should Be Low Cost  
Market Housing**



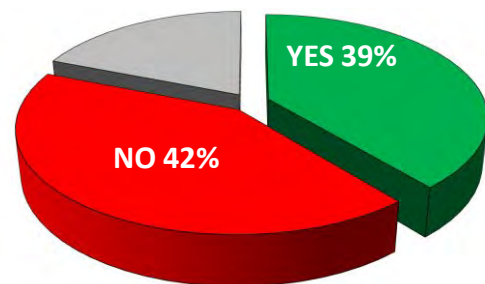
**Development Should Be Affordable  
Housing For Social Needs**



**Rate of New Housing Not To Exceed Scale  
Experienced In Last 10 Years**



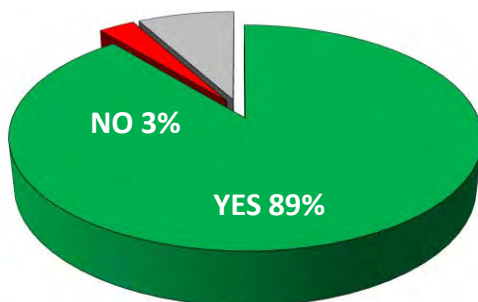
**Development To Be Left To Market  
Demand**



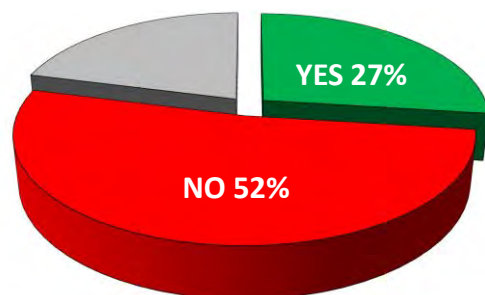
 Grey shading represents abstentions

## GREENBELT ISSUES

**I Wish Existing Ponteland Greenbelt To  
Remain Protected As It Is Now**



**I Accept Some Greenbelt May Need To Be  
Used But Wish This To Be Minimised**



**Plan To Include Statement About  
Ponteland's Special Character**





# QUESTIONNAIRE

This is an ideal opportunity for you and your family to influence the outcome of your own neighbourhood plan whilst also responding to some key, and potentially controversial, issues raised in NCC's draft Core Strategy. The Ponteland Neighbourhood Plan, currently being developed by a team of local residents working on behalf of the Town Council, will, if approved in a referendum, enable the local community to decide its own vision for Ponteland going forward and, most importantly, to determine future local planning policy in a way that currently is not permitted. However, legislation dictates that those policies will ultimately need to align with the broader Core Strategy for growth and development in Northumberland drawn up in draft form by the County Council and currently at consultation stage.

## HOUSING

**YES**      **UNSURE**      **NO**

- 1 The draft Core Strategy recently published by Northumberland County Council proposes that Ponteland should contribute an additional 850 new houses over the next 20 years.**
  - 1.1 Do you support that proposal?** ☐ 4%      ☐ 6%      ☐ 90%
  - 1.2 Would you support that proposal if it did not require the loss of green belt?** ☐ 19%      ☐ 17%      ☐ 64%
- 2 There is a chronic shortfall of affordable housing and housing for the over 60s both nationally and locally. With this in mind would you agree with the following:-**
  - 2.1 More affordable housing should be provided in Ponteland?** ☐ 32%      ☐ 20%      ☐ 48%
  - 2.2 Affordable housing should comprise a mix of rental and ownership?** ☐ 44%      ☐ 16%      ☐ 40%
  - 2.3 There should be more provision of housing suitable for retirees?** ☐ 40%      ☐ 23%      ☐ 37%
  - 2.4 There should be more residential style care homes in Ponteland?** ☐ 18%      ☐ 25%      ☐ 57%
  - 2.5 Housing mix and tenure should be left to market forces?** ☐ 36%      ☐ 16%      ☐ 48%
- 3 Do you agree that new housing should preferably be on 'brown field' sites only i.e. previously developed land** ☐ 92%      ☐ 3%      ☐ 5%
- 4 If Green Belt land has to be released for housing should this be:-**
  - 4.1 Close to the village centre with pedestrian and cycle links?** ☐ 35%      ☐ 12%      ☐ 53%
  - 4.2 Away from the village centre in smaller developments with separate identities?** ☐ 31%      ☐ 19%      ☐ 50%
  - 4.3 Left to market forces to bring sites forward?** ☐ 12%      ☐ 13%      ☐ 75%

## TRANSPORTATION & HIGHWAYS

- 5 The provision of a northern by-pass to Ponteland would help to reduce traffic congestion in the village centre, allow more of the village centre to be pedestrianised and potentially create small peripheral sites suitable for play areas, car parking, employment and housing use.**
  - 5.1 Would you support that proposal in principle if a suitable route could be agreed?** ☐ 74%      ☐ 8%      ☐ 18%
  - 5.2 Do you agree that developers who would add to traffic volumes in Ponteland should contribute towards the cost of a future by-pass as a condition of their planning approval?** ☐ 80%      ☐ 9%      ☐ 10%
- 6 Do you consider the traffic congestion in the vicinity of school entrances to be dangerous as well as inconvenient?** ☐ 84%      ☐ 9%      ☐ 8%
- 7 Do you think that there should be more cycle lanes in and around Ponteland?** ☐ 61%      ☐ 19%      ☐ 20%
- 8 Do you think that in Ponteland cycling is a safe alternative to motorised transport?** ☐ 17%      ☐ 30%      ☐ 53%
- 9 Are car parking facilities in Ponteland adequate?** ☐ 40%      ☐ 6%      ☐ 53%
- 10 Do you think that it would be a good idea to bring the Metro into Ponteland?** ☐ 47%      ☐ 10%      ☐ 42%



## DRAINAGE & FLOODING

YES      UNSURE      NO

**11** Since Ponteland Village Centre was last flooded, defence measures have been implemented, but there are still weak points that may be overtopped in severe conditions (1 in 100 year floods) and which require emergency works to protect property.

**11.1** Is this position acceptable?

☐ 24%

☐ 18%

☐ 59%

**11.2** Should funding be made available to provide improved defences?

☐ 70%

☐ 20%

☐ 10%

**11.3** Would you like to see a Community Agreement set up which makes arrangements for local groups, (e.g. flood action groups or flood wardens) to take initial actions and provide advice following a flood warning being issued?

☐ 68%

☐ 24%

☐ 8%

**12** New developments are required to control the rate of water draining into watercourses and sewers by measures known as Sustainable Drainage Systems (SuDS). In most cases in Ponteland these will require storm water to be stored at locations from where it can be discharged at a controlled rate into watercourses.

**12.1** Do you consider SuDS to provide an appropriate means of reducing the risk of flooding from new developments?

☐ 23%

☐ 34%

☐ 44%

**12.2** Do you agree that open channels and storage ponds should be located away from areas of family housing and made inaccessible to young children?

☐ 83%

☐ 11%

☐ 6%

**13** Many properties have watercourses running through or adjacent to gardens. Advice on responsibilities for watercourse maintenance and flooding is set out in the following leaflets:-

*Living on the Edge – Environment Agency*

*Roles and Responsibilities for Flooding – Northumberland County Council*

**13.1** Are you aware of these documents?

☐ 10%

☐ 2%

☐ 88%

**13.2** Do these documents provide you with the information you need?

☐ 7%

☐ 82%

☐ 11%

## BUSINESS, RETAIL & EMPLOYMENT

**14** Do you shop in Ponteland for your primary groceries and fresh produce?

☐ 76%

☐ 24%

**15** Would you prefer to shop in Ponteland if it catered for more of your needs?

☐ 65%

☐ 15%

☐ 21%

**16** Does the centre of Ponteland need a greater variety of shops?

☐ 51%

☐ 15%

☐ 34%

**17** Does the condition of the buildings discourage you from shopping in Ponteland?

☐ 21%

☐ 7%

☐ 72%

**18** Are there enough cafes, bars and restaurants in Ponteland?

☐ 95%

☐ 3%

☐ 3%

**19** Would you prefer to work in Ponteland if you could?

☐ 34%

☐ 17%

☐ 49%

**20** Do you think that a modern business hub in or near to the centre would encourage more businesses to settle and stay in Ponteland?

☐ 23%

☐ 35%

☐ 43%

**21** Do you think that construction of a by-pass and the pedestrianisation of the village centre would create new business opportunities?

☐ 33%

☐ 28%

☐ 38%

**22** Do you agree that Ponteland needs to retain an industrial estate?

☐ 58%

☐ 17%

☐ 25%

**23** Should the industrial estate eventually be relocated to a peripheral location to free up land near the village centre for other uses?

☐ 51%

☐ 20%

☐ 29%

## CONSERVATION & HERITAGE

**24** Do you think protection should be extended to include the trees and green spaces on the approach roads to Ponteland and on other council owned land?

☐ 95%

☐ 3%

☐ 2%

**25** Do you think that there should be a programme to reduce the amount of commercial and highway signs in the Conservation Area?

☐ 72%

☐ 20%

☐ 8%

**26** Should the Conservation Area be reviewed and extended to include adjacent areas of particular interest and merit?

☐ 85%

☐ 11%

☐ 3%

## EDUCATION, YOUTH & LEISURE

**27** Are the pre-school and after-school provisions adequate at our local schools?

☐ 28%

☐ 65%

☐ 7%

**28** Should more community use be made of school buildings and playing fields?

☐ 71%

☐ 23%

☐ 6%

**29** Are the adult learning facilities in Ponteland satisfactory?

☐ 33%

☐ 42%

☐ 25%

**30** Are there enough activities available locally for young people?

☐ 21%

☐ 46%

☐ 33%

**31** Are there enough recreation areas available in Ponteland for young people?

☐ 28%

☐ 41%

☐ 31%

**32** Are there sufficient leisure facilities available in Ponteland for adults?

☐ 62%

☐ 22%

☐ 15%

## HEALTH & THE ELDERLY

YES      UNSURE      NO

### 33 Health:-

- 33.1** Is the location of the Medical Centre satisfactory? ☐ 68% ☐ 5% ☐ 27%
- 33.2** Do you have difficulty safely accessing the Medical Centre?
- (a) By Car ☐ 15% ☐ 85%
- (b) By Public Transport ☐ 56% ☐ 44%
- (c) On Foot ☐ 41% ☐ 59%
- 33.3** Do you consider that the optician services available locally are satisfactory? ☐ 79% ☐ 18% ☐ 4%
- 33.4** Do you have access to an NHS dentist in Ponteland? ☐ 13% ☐ 87%
- 33.5** If not, would you prefer to have access to an NHS dentist in Ponteland? ☐ 63% ☐ 11% ☐ 26%

### 34 The Elderly:-

- 34.1** Are you aware of the activities available for older people in Ponteland? ☐ 70% ☐ 30%
- 34.2** If you are over 60 do you use any of these activities? ☐ 33% ☐ 67%
- 34.3** Would you wish to stay in Ponteland as you get older? ☐ 87% ☐ 9% ☐ 3%
- 34.4** Do you think there is sufficient suitable housing available to enable you to do this? ☐ 56% ☐ 21% ☐ 23%
- 34.5** Do you use the facilities in the village centre? ☐ 80% ☐ 1% ☐ 19%
- 34.6** Can you easily access these?
- (a) By Car ☐ 94% ☐ 6%
- (b) By Public Transport ☐ 48% ☐ 52%
- (c) On Foot ☐ 69% ☐ 31%

## NATURAL ENVIRONMENT

- 35** Should there be restrictions on the type of front boundaries allowed on new developments in order to maintain/enhance wildlife corridors? ☐ 90% ☐ 9% ☐ 1%
- 36** Should Tree Preservation Orders be extended, where possible, to all properties in Ponteland in order to maintain/enhance wildlife habitats? ☐ 69% ☐ 19% ☐ 12%

## ABOUT YOU

Your Postcode

Your Sex 207M ☐ F ☐ 178

Your Age <18 ☐ 7 18-30 ☐ 16 31-50 ☐ 42 50+ ☐ 342

Years Lived in Ponteland  Yrs

## WHAT TO DO NOW!

Please place your completed questionnaire in a sealed envelope marked 'PONTELAND NEIGHBOURHOOD PLAN GROUP' in one of our collection boxes at one of the 'drop off' points listed below by the closing date of **Friday 6th December 2013:-**

- Ponteland Town Council Office, Meadowfield Court
- Ponteland Care Centre, Meadowfield – the Community Services reception (Tue to Fri)
- Darras Hall Clinic, Broadway (Mon to Fri)
- Sainsbury's Supermarket, Ponteland – Main exit till
- Waitrose Supermarket, Ponteland – Customer service counter

Alternatively you can post your completed questionnaire to:

**Ponteland Neighbourhood Plan Group, Ponteland Town Council, Meadowfield Industrial Estate, Ponteland, Northumberland, NE20 9SD**

Responses are welcome from all members of your family. You can download further copies of this questionnaire from our website at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) or simply photocopy this pull-out.

**THANK YOU VERY MUCH FOR TAKING PART IN OUR COMMUNITY CONSULTATION.  
YOUR VIEWS DO MATTER AND THEY CAN MAKE A DIFFERENCE.**



## **PONTELAND NEIGHBOURHOOD PLAN**

### **SUMMARY OF COMMUNITY QUESTIONNAIRE RESPONSES**

Ponteland Neighbourhood Plan Group would like to thank all members of the community who responded to the public consultation questionnaire published in the Pont News & Views in November 2013. In total, there were an encouraging 412 responses and the results will form the principal point of reference for community opinion for those now preparing the first draft of our Neighbourhood Plan. There will be further opportunities for community consultation over coming months culminating in a referendum. The most significant messages emerging from this second stage of community consultation included the following:-

#### **HOUSING**

- Only 4% of respondents supported the proposal in Northumberland County Council's draft Core Strategy that Ponteland should contribute an additional 850 houses over the next 20 years. This increased to 19% if it could be achieved without the loss of green belt.
- 92% of respondents were of the view that new housing should preferably be built only on previously developed land.
- Almost half of all respondents did not agree that more affordable housing should be provided in Ponteland with only 32% positively in favour of that proposal.

#### **TRANSPORTATION & HIGHWAYS**

- 74% of respondents supported the principal of a northern by-pass around Ponteland if a suitable route could be agreed.
- Traffic congestion in the vicinity of local schools is considered to be dangerous as well as inconvenient by 84% of respondents.
- Just as many people are opposed to The Metro being brought into Ponteland as support the concept.

#### **DRAINAGE & FLOODING**

- 59% of respondents considered it unacceptable that there should continue to be weak points in Ponteland's flood defences against a 1 in 100 year storm.
- Only 8% of respondents were opposed to the establishment of a Community Agreement which makes arrangements for a local flood action group to take initial steps following a flood warning being issued.
- 83% of respondents agreed that open channels and storage ponds should be located away from areas of family housing.

#### **BUSINESS & EMPLOYMENT**

- 58% of respondents were of the view that Ponteland needs to retain an industrial estate but 51% were also in favour of it being relocated to a peripheral location in due course in order to free up land for other uses.
- Only 34% of respondents said that they would prefer to work in Ponteland if they could.

#### **CONSERVATION & HERITAGE**

- 95% of those responding supported the view that protection should be extended to include the trees and green spaces on the approach roads to Ponteland and 85% agreed that the Conservation Area should be reviewed and extended.

#### **GENERAL**

- The proposal that more community use should be made of school buildings and playing fields was supported by 71% of respondents.
- 87% of respondents confirmed that they would prefer to stay in Ponteland as they get older but only 18% supported the provision of more residential care homes in the village.
- 90% of respondents supported the view that there should be restrictions on the type of front boundaries permitted in order to maintain and enhance wildlife corridors while 69% supported the extension of Tree Preservation Orders to all properties.

Please refer to [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) for the detailed results to all questions in the survey.

## **Appendix 8**

### **Vision and Objectives 2014 Display 2**





## A. Conservation & Heritage

- A1. To promote the protection of the historic centre of Ponteland village through a robust Character Statement, a local list of buildings of interest and strengthened policies.
- A2. To promote the protection of the open spaces in Ponteland village and Darras Hall and the "green approaches" through appropriate designation and policies.
- A3. To require the protection of the existing character of Darras Hall.
- A4. To support the protection of the Green Belt, particularly the strategic separation between Ponteland and the Newcastle upon Tyne/Airport border.

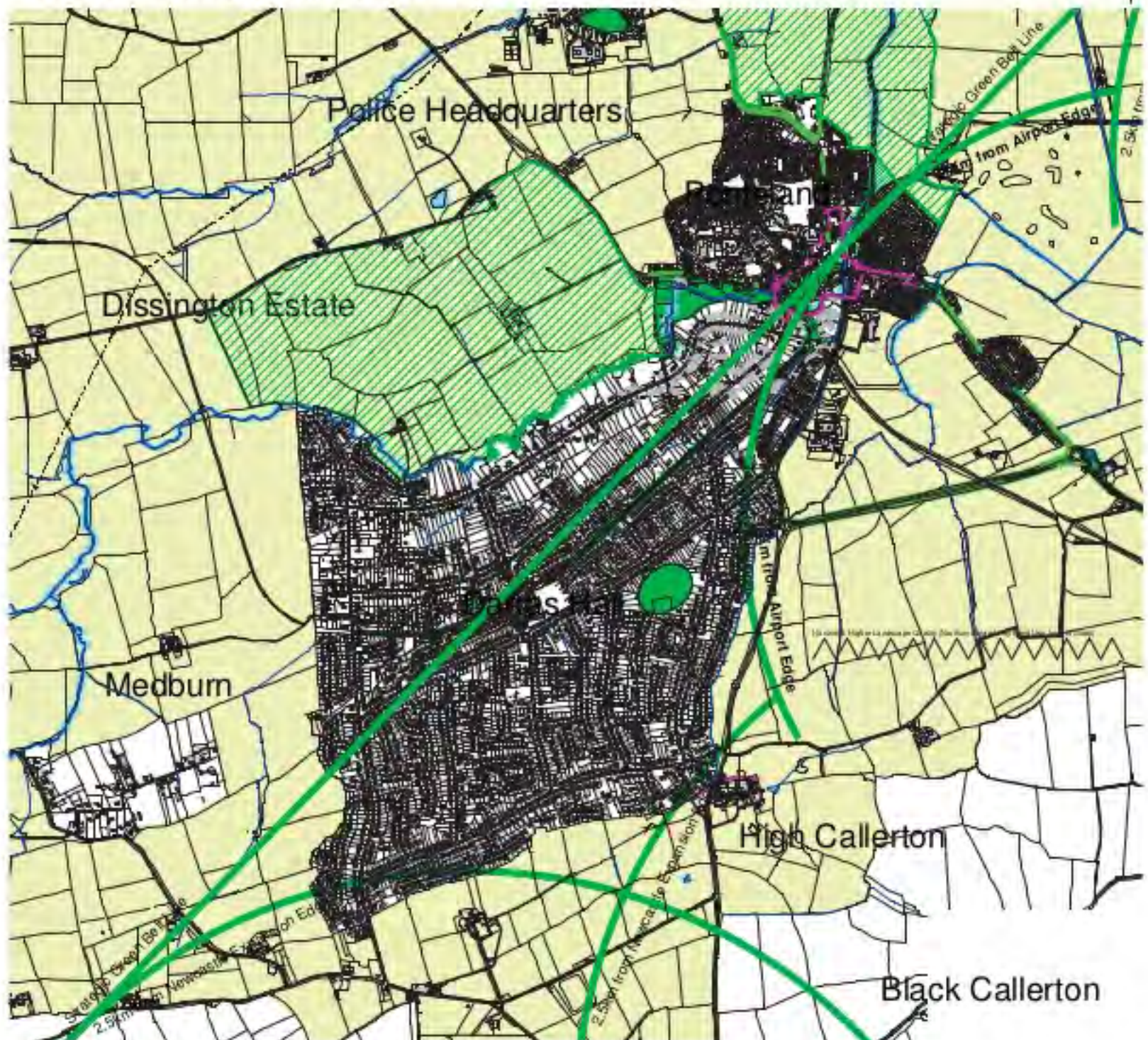
### Key

N

-  Green Belt
-  Area of High Landscape Value
-  Significant Green Space
-  Landscape Corridor or Green Frontage
-  Conservation Area Boundary

*The present Green Belt boundary was drawn tightly around the edge of Darras Hall and Ponteland Village Centre for the good reason of protecting the countryside in that part of the County closest to the Tyneside conurbation, where pressures for development are strong. The existing Airport boundary comes within 2.5km of this boundary and parts of Newcastle City Council's planned housing expansion now come within 2.5km.*

*The Green Belt around Ponteland has been assessed using standard methodology and the area of open space to the south and south east of the Parish is considered to be of exceptional strategic importance by the Neighbourhood Plan Group and Ponteland Civic Society.*







## B. Natural Environment, Open Spaces & Habitats

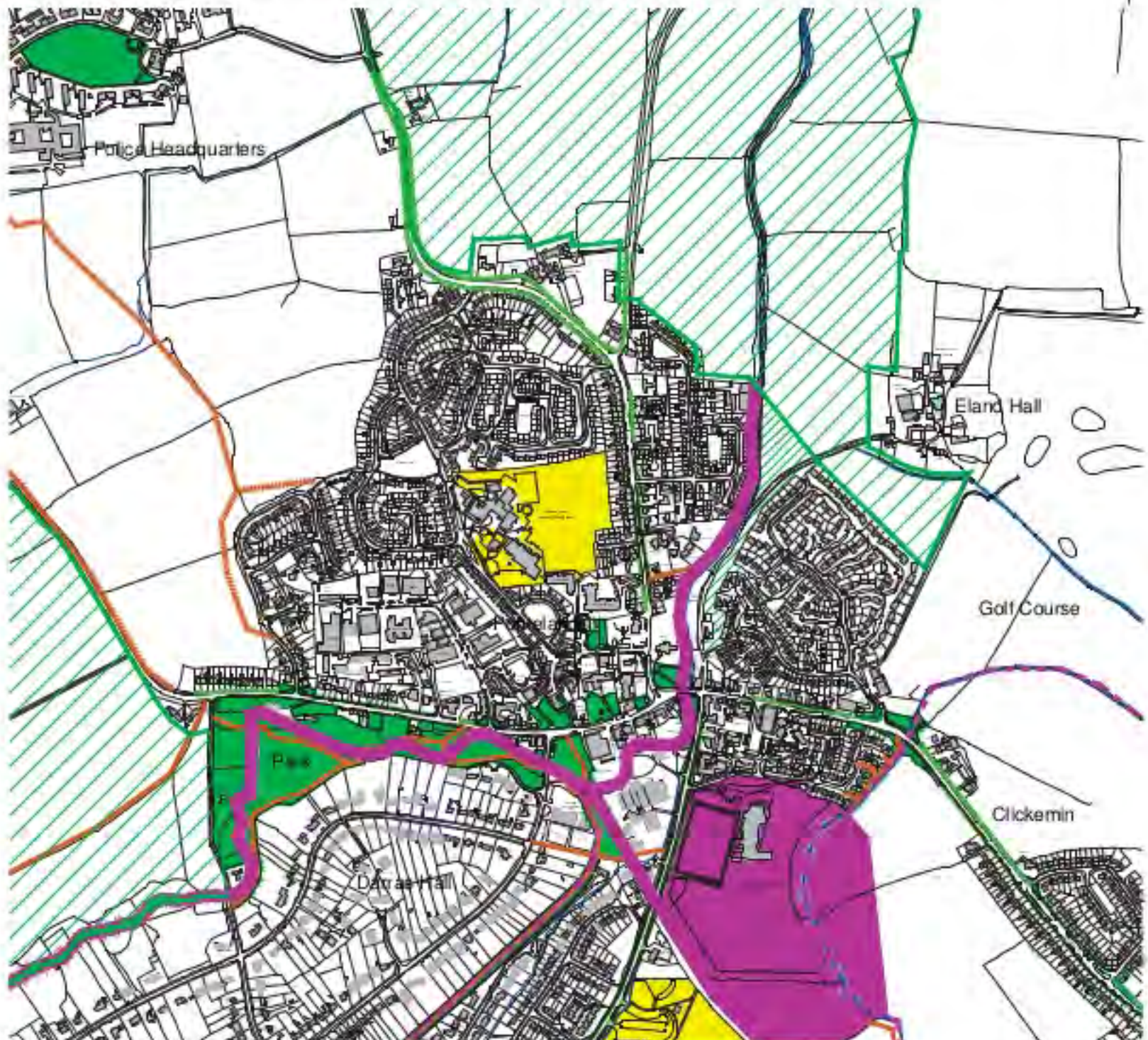
- B1. To require any new development to respect and protect the natural environment wherever possible.
- B2. To require the protection of our historical hedgerows around the fields and network of waterways.
- B3. To promote the protection and enhancement of facilities for recreation and the provision of access for residents, workers and visitors of all ages.
- B4. To promote the conservation and enhancement of the local landscape and open spaces, and the protection of wildlife.

### Key

N

-  Area of High Landscape Value
-  Significant Green Space
-  Landscape Corridor or Green Frontage
-  Wildlife Corridor (identified in Castle Morpeth Local Plan)
-  Wildlife Corridor (other)
-  Footpath

*Neighbourhood plans and proposals may provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment, use natural resources more sustainably and bring benefits for the local community, for example through green space provision and access to and contact with nature. Opportunities to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of nesting opportunities for bats or the installation of bird nest boxes should also be considered as part of any new development proposal.*







## C. Housing & Affordable Housing

- C1. To require that new houses are appropriate to the demonstrable needs of Ponteland.
- C2. To require that new developments take place in appropriate locations, in stages, and only when required by a demonstrable housing need.
- C3. To require that the size of future developments, their location and design does not harm the existing character of Ponteland.

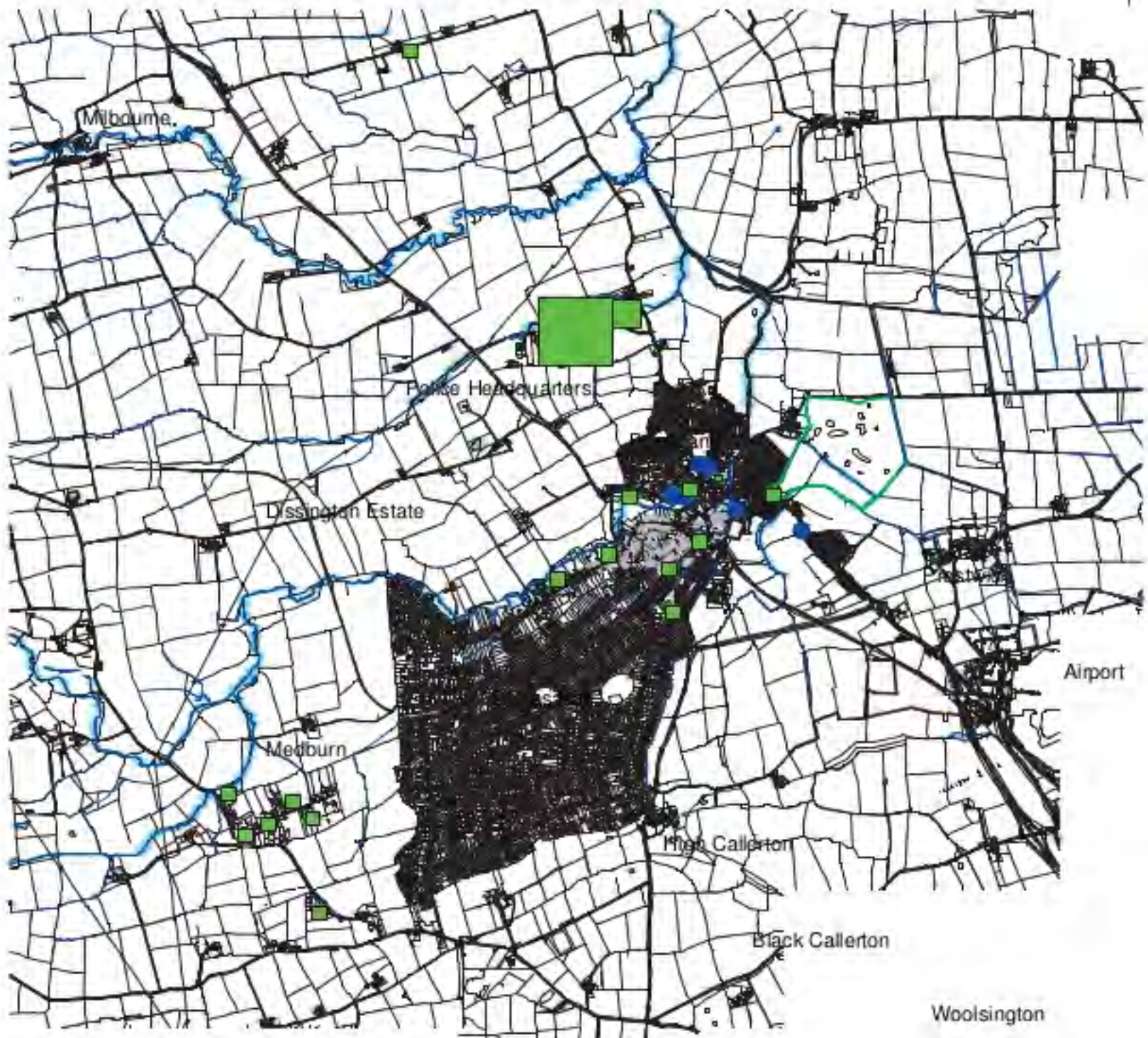
### Key

N

- Care Homes
- Sheltered Housing
- Site with Consent for Housing

*The Council's proposed housing requirement is under review following the publication of Office of National Statistics 2012 National Population Projections. We believe the lack of supply of dwellings both in the Castle Morpeth area and the County as a whole is largely attributable to the current housing and financial market conditions rather than an under supply of housing land and that there are enough sites currently with permission and likely to come forward from "windfall applications" in appropriate places to satisfy local demand without the need for release of Green Belt land. In Ponteland and Darrois Hall there are consistently around 400 market houses available at any one time with sales of only around 15% of this figure achieved annually.*

*Any development needs to take place in a gradual process. Future housing provision needs to meet the needs of an ageing population and to include a significant proportion of genuinely affordable housing to encourage young people to remain in and move into the Parish.*







## D.Retail, Business & Employment

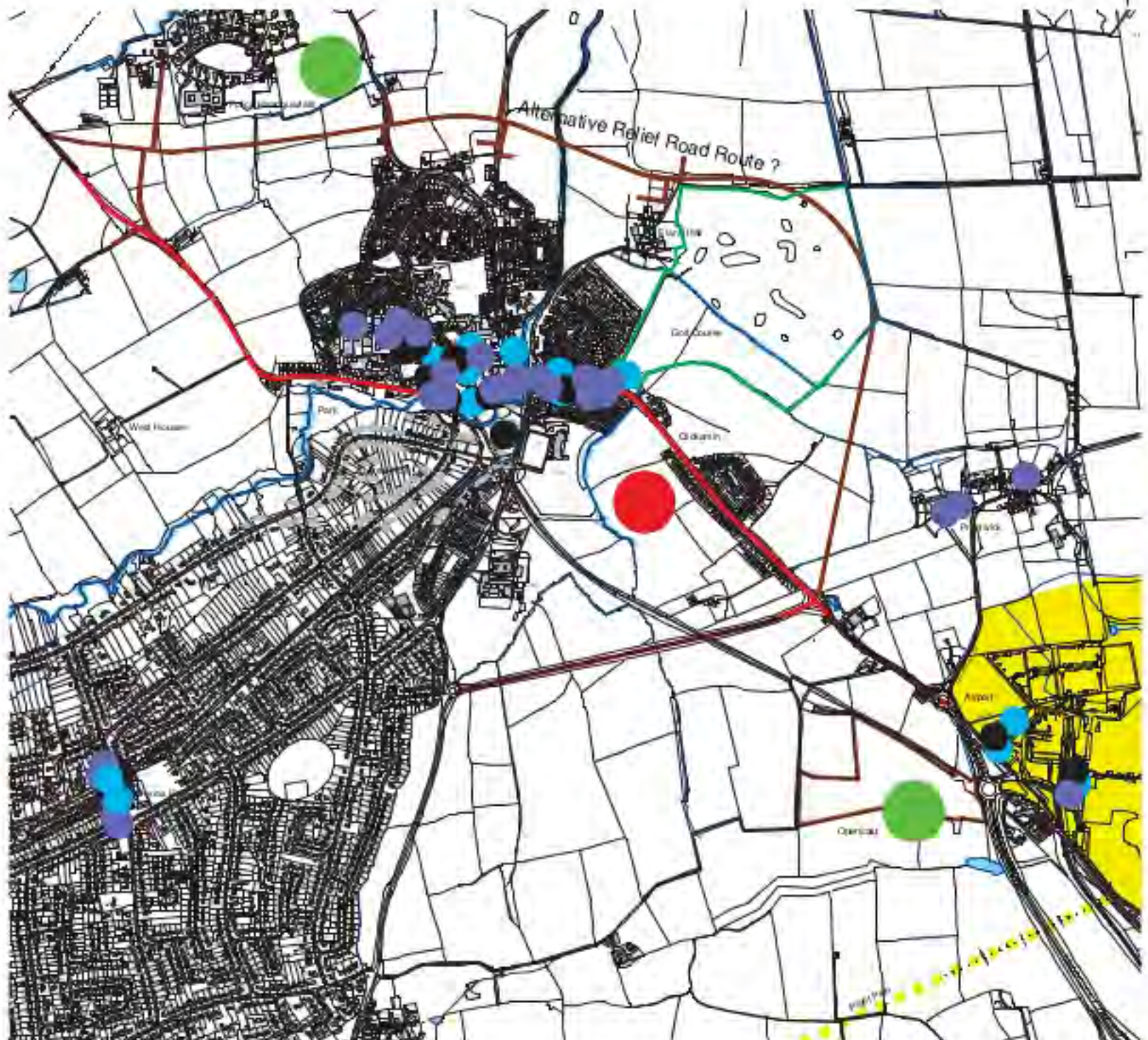
- D1. To identify and encourage employment opportunities for appropriate, sustainable economic growth across the Parish.
- D2. To promote opportunities to enhance, diversify and improve the range of shops and services within the centre of Ponteland and Broadway.
- D3. To promote innovative solutions for the centre of Ponteland in tandem with improvements to infrastructure and a relief road.
- D4. To promote diversification, sustainable development, leisure and tourism across the Parish

*This NCC Proposed Business Site shown below was included in an area of 'Mixed Use Development' around Glicker's Farm in the last Core Strategy consultation and is excluded from this document on the table. We believe there may be more appropriate alternatives and that small scale innovative developments should be encouraged.*

### Key

N

- Airport
- Retail (Food)
- Retail (Non Food)
- Commercial Services
- Openland
- NCC Proposed Business Site
- Alternative Business Sites







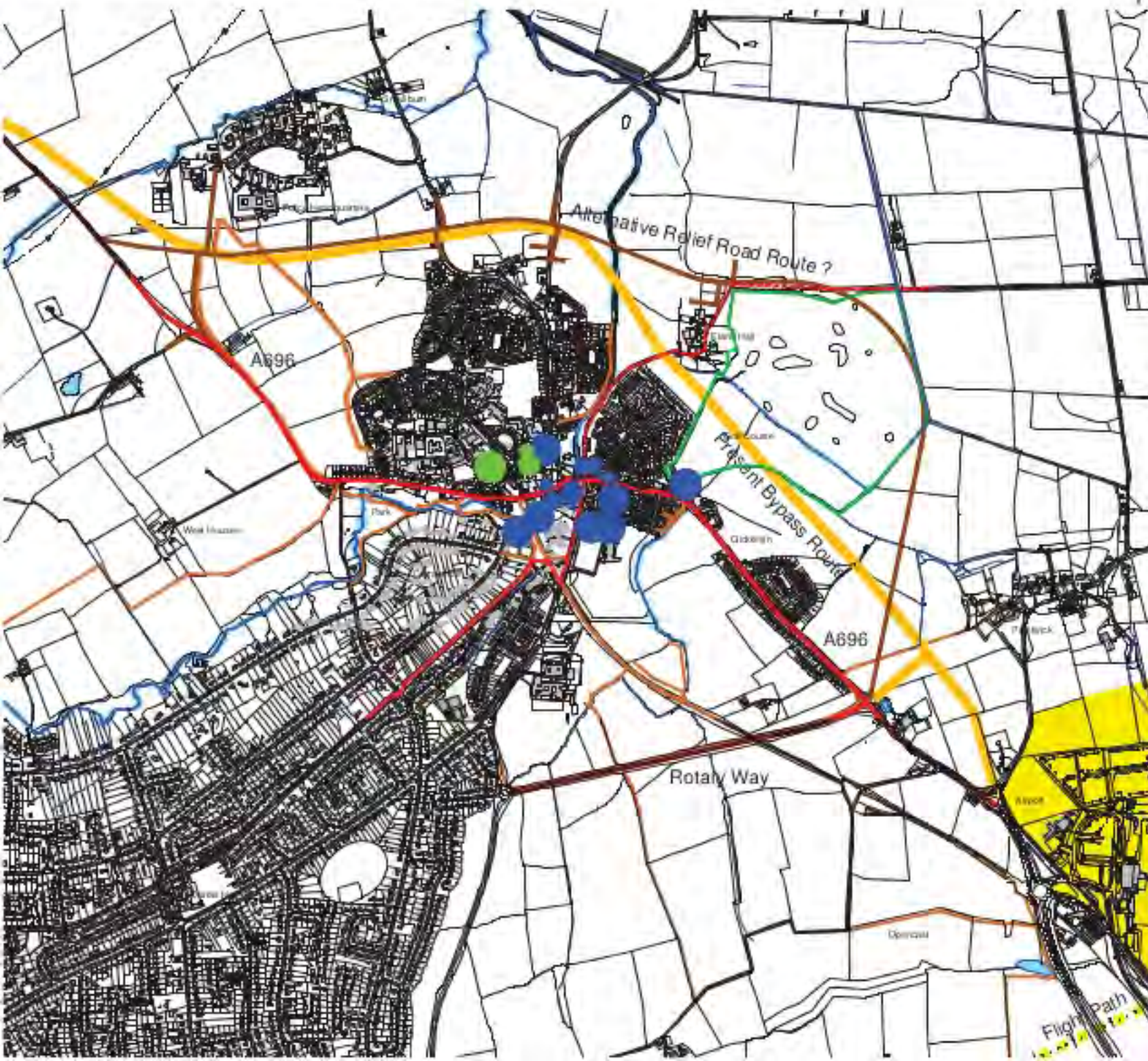
## E. Transportation

- E1. To promote the reduction of traffic through Ponteland village by the provision of a future relief road with an appropriate reserved route and traffic calming and/or traffic management measures.
- E2. To promote the provision of safer cycling in and around Ponteland.
- E3. To promote safer travelling to and from schools for children and their parents.
- E4. To require that any future developments fully take into account the proximity to Newcastle International Airport with particular reference to potential noise and air pollution issues.
- E5. To require any future developments to maintain and, if possible, enhance the footpath & formal access network in and around Ponteland.
- E6. To promote the provision of adequate car parking and access to public transport.

## Key

N

- Airport
- Primary Road
- Cycleway
- Footpath
- Public Car Park
- Private Car Park







## G. Healthcare & Care of the Elderly

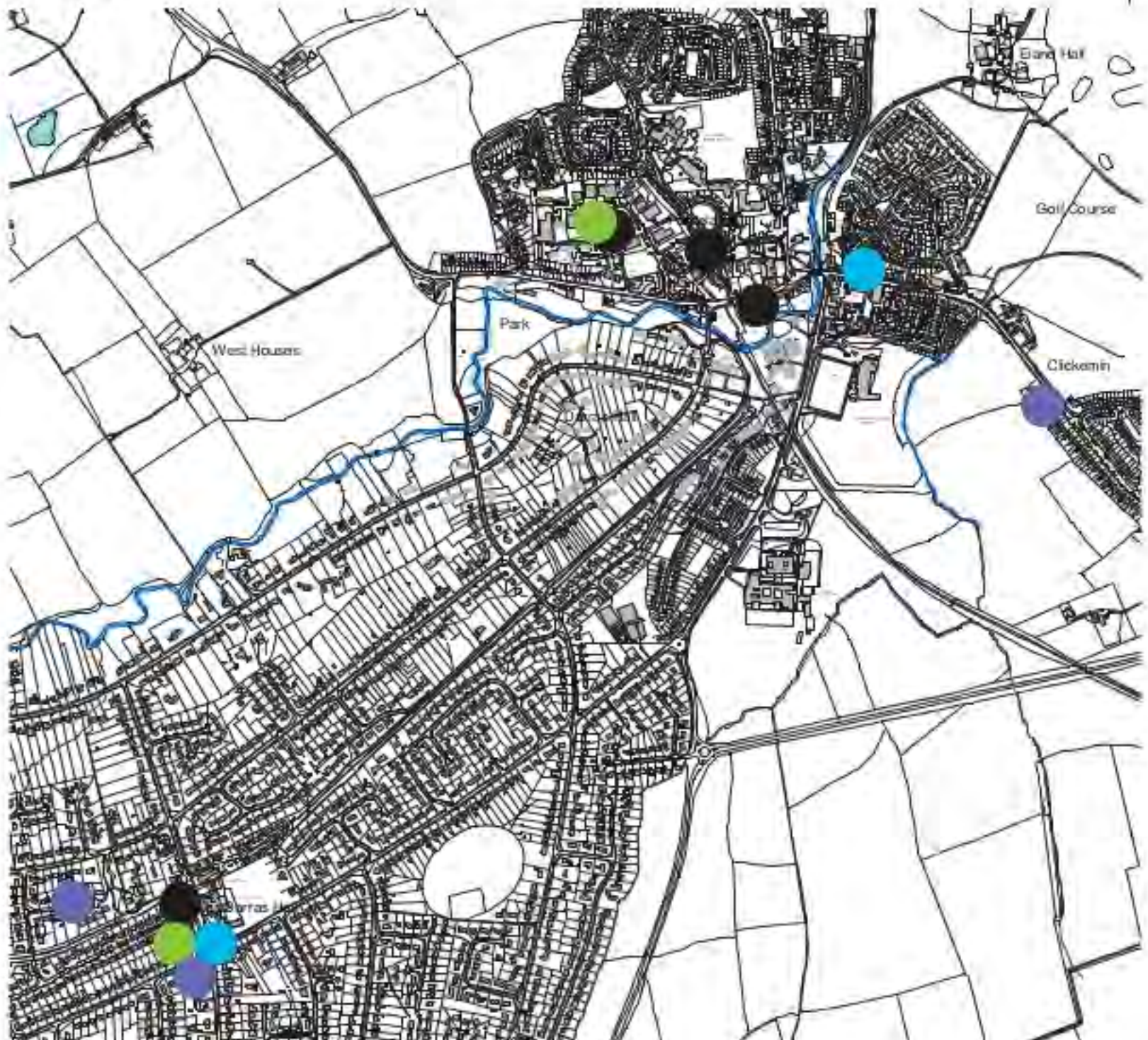
- G1. To promote the expansion and enhancement of health provision to meet the needs of the population and the geography of Ponteland.
- G2. To promote the concept of a community that values its older population
- G3. To promote the expansion of primary care facilities in Ponteland with appropriate public transport links and parking.
- G4. To promote the provision of appropriate accessibility for older people to all facilities.
- G5. To require that any new housing development is appropriate to the projected age profile for Ponteland and to promote the inclusion of accessible public transport links.

Over 35% of the population in Ponteland is over 65, with 12% of those being over 75. This proportion has increased over the past ten years, particularly in the over 75 age group. Older people wish to stay in Ponteland as they grow older. We have assessed the current availability of health services in Ponteland, together with services for older people, as well as housing specific for older people. Information was collected on activities for older people and the availability of suitable public transport. There were a series of discussions with key providers of services and with a range of community organisations. This was followed by a formal questionnaire specifically based on the results of the discussions, with community organisations and those who provide activities for older people, as well as members of the public, including older people, to evaluate the provision of health services and services for older people and to identify measures, both of provision and future need.

## Key

- Doctor's Surgery
- Dental Surgery
- Pharmacy
- Private Health Care (eg Physiotherapy)

N







## H. Education & Youth Activities

- H1. To promote the provision of sufficient school places for local children of all abilities within the existing feeder partnership system.
- H2. To promote and encourage access to, and use of, school facilities by the community, of all ages, out of hours and during school holidays.
- H3. To work with external agencies to engage with the youth on future projects.

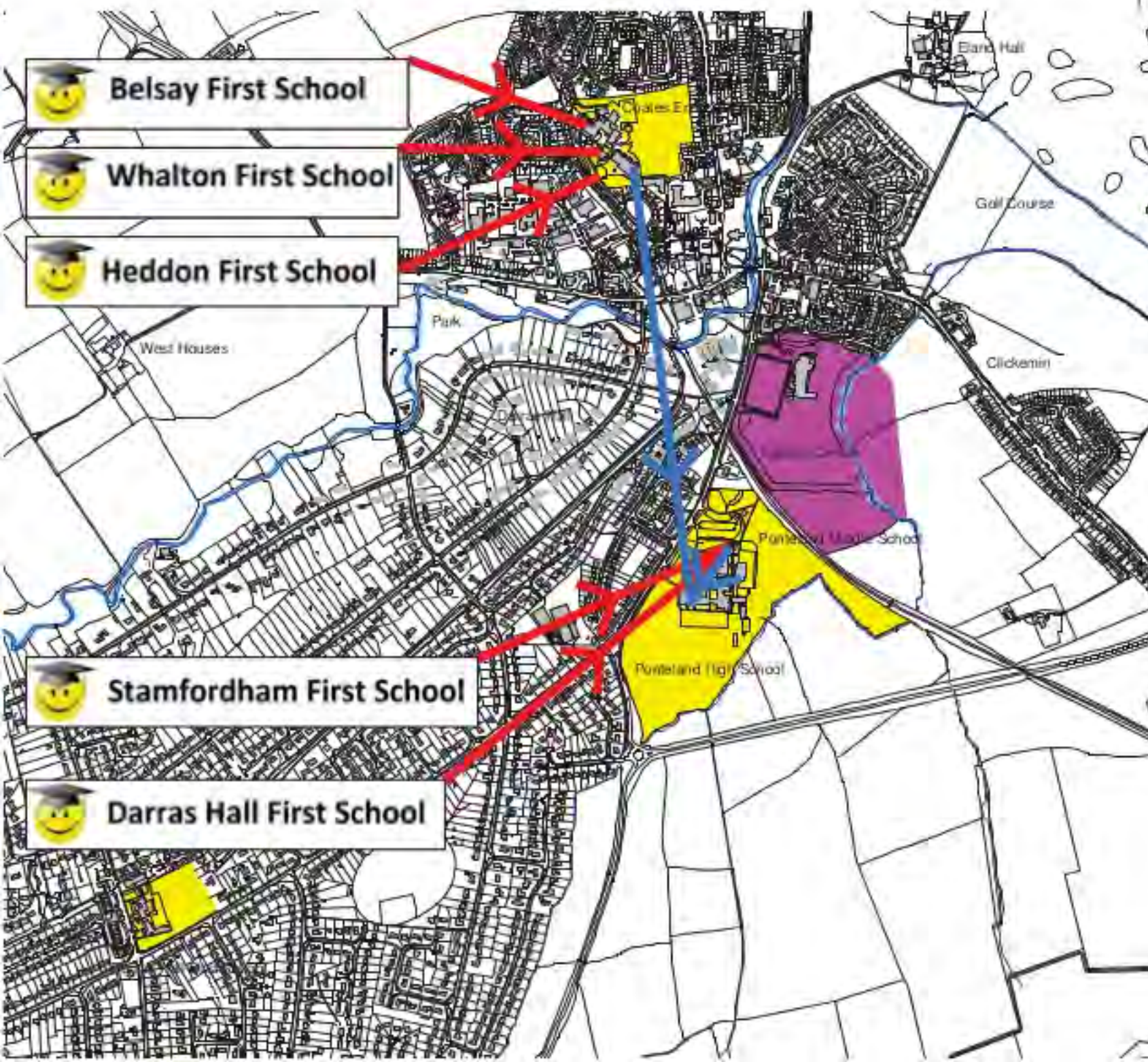
### Key

- School
- Leisure Centre
- ✗ First School Feeder
- ✗ Middle School Feeder

N

### We have

- Carried out a comprehensive study of opportunities and facilities available for the youth in Hexham and Ponteland.
- invited young people's views on Ponteland and what it can offer.
- Looked at the Ponteland schools feeder partnerships system, involving schools outside the civil parish. These schools make up a "Feeder Partnership System" engaging First Schools beyond the Civil Parish boundary of Ponteland, middle schools & high schools at the centre of the catchment.



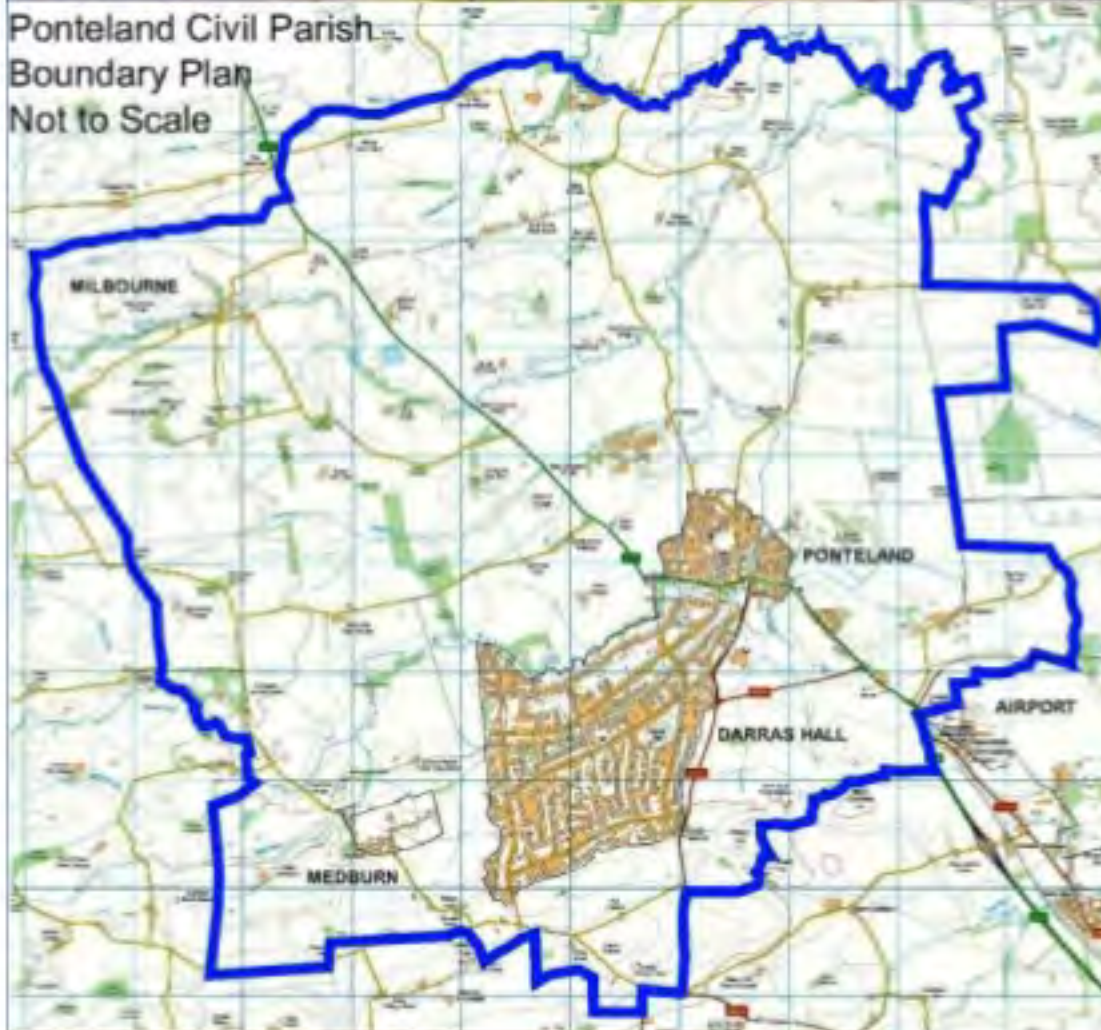


## **Appendix 9**

### **Vision and Objectives 2014 Display 3**



Ponteland Civil Parish  
Boundary Plan  
Not to Scale



### Help shape the future of the Parish

- Neighbourhood planning was introduced through the 2011 Localism Act and gives local communities the opportunity to influence and define how their area should grow and change
- A Neighbourhood Plan is a way of helping local communities to influence the planning of the area in which they live and work. It can be used to
- Develop a shared vision for your neighbourhood
- Choose where new homes, shops, offices and other development should be built
- Influence what new buildings should look like
- Ensure that any change meets local objectives



Castle Morpeth District Local Plan 1991 – 2006

Adopted February 2003



## Other Plans

- The Exeter St James Plan includes a policy limiting the number of student houses in some areas. The increase in conversions of family homes to HMOs, predominantly for student residents, was causing concern about the long term balance in the local community
- The Upper Eden Plan includes a policy allowing rural exceptions for the construction of low cost housing. Providing flexibility for farmers (or rural businesses) is an important objective if farms in the Upper Eden Area are to remain viable and family owned and run. This allows the use of a second dwelling for family members, to help manage generational transition, create extra income by holiday letting, or simply to allow local people to rent a dwelling
- The existing Castle Morpeth District Local Plan has served Ponteland well and contains many policies which might be brought forward in the new Neighbourhood Plan





# **Ponteland Neighbourhood PLAN**

**“Our vision is to maintain and enhance the unique character of Ponteland”**

- In Northumberland, neighbourhood planning must be led by the town or parish council
- The Ponteland Neighbourhood Plan is being prepared by a group of seven volunteers and five Councillors on behalf of the Town Council
- Neighbourhood Planning will allow us to determine our future instead of living with continued inappropriate development pressure
- If the Ponteland Neighbourhood Plan passes independent examination and is adopted in a local referendum, it will have the power to influence local planning and the future needs of the community – in conjunction with national and countywide planning policies

# Northumberland Local Plan

Core Strategy Preferred Options for Housing,  
Employment and Green Belt

Consultation Document October 2012



## Background to "our Plan"

- Northumberland County Council are currently working on the second stage document of their Core Strategy
- Meanwhile Newcastle Council plans for expansion are in the final stages
- There is a significant planning application for speculative development at Birney Hill currently at appeal stage
- The local community was consulted in February and November 2013 to enable residents and businesses to express their preferences, views and priorities with regard to a wide range of planning related matters
- The data obtained from these consultations has been used, along with other available evidence and analytical research, to establish a clear vision and objectives for the future of Ponteland





## This Consultation

- We have looked at 8 topics and prepared objectives for each. These are on the display boards
- Conservation & Heritage
- Natural Environment, Open Spaces & Habitats
- Housing & Affordable Housing
- Retail, Business & Employment
- Transportation
- Drainage & Potential Flooding
- Healthcare & Care of the Elderly
- Education & Youth Activities
- Please take part in this consultation and share your views with us and make a real difference
- This is your opportunity to tell us whether you endorse our vision and objectives or feel that we have got it wrong!





PONTELAND  
NEIGHBOURHOOD PLAN

PONTELAND  
& HIGH CALLERTON  
CONSERVATION AREAS



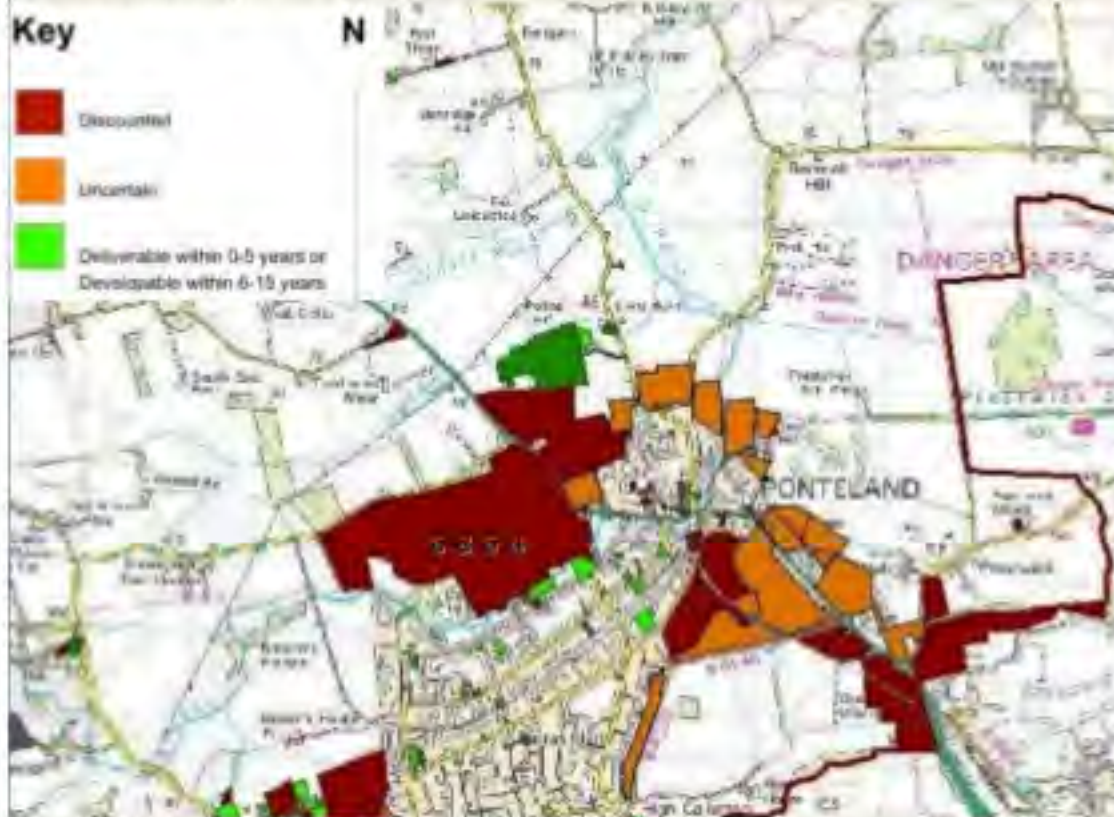
## Conservation & Heritage

- The Neighbourhood Plan Group have worked with Ponteland Civic Society and the North of England Civic Trust to prepare a Community Character Statement
- The document includes consideration of the approaches along Ponteland Road, North Road, West Road and Callerton Lane as well as the Darras Hall Estate, High Callerton, Northumbria Police Headquarters site and the quality of the surrounding landscape, which all contribute to the unique character of the area
- It will be used to inform the and Conservation and Heritage Policies in the Ponteland Neighbourhood Plan
- It is hoped that it will be adopted as Supplementary Planning Document by Northumberland County Council with a view to eventually becoming the definitive Conservation Area Character Appraisal





The preparation of a Strategic Housing Land Availability Assessment (SHLAA) is a requirement of national planning policy as set out in paragraph 159 of the National Planning Policy Framework (NPPF). This is the current Northumberland County Council SHLAA



A SHLAA identifies a future supply of land for housing which is suitable, available and achievable. The assessment forms a key component of the evidence base to underpin policies for housing in the emerging Northumberland Local Plan. A SHLAA is not a policy document. Whilst the Northumberland SHLAA identifies land, it will not determine whether a site should be allocated as part of the Local Plan or granted planning permission. It simply provides comprehensive information on potential sources of housing land which, alongside other information, will be used to inform future plan making decisions including future housing allocations.



## Housing & Affordable Housing

- Ponteland village has evolved to provide a range of housing. However, property prices and rents are high due to its unique environment and quality of life. Many employers find it difficult to recruit locally due to housing costs and employ people from outside the area
- The cost of housing on Darras Hall has caused property in and around the village to become disproportionately high. Older residents look to downsize and the equity released from their properties serves to maintain high housing costs within the village
- As Ponteland has already evolved by incorporating small scale housing developments there is no reason to divert from this approach other than to encourage future development to prioritise the needs of older residents (other than care homes), and affordable accommodation for families and young people who wish to remain in the area





# **Ponteland** **Neighbourhood** **PLAN**

## **Retail, Business & Employment**

- We have carried out existing and proposed assessments of Retail, Commercial, Industrial, Rural, Tourism & Leisure businesses
- Our aims are to look towards local sustainable economic growth and match to local employment
- To create imaginative ways for new opportunities in Leisure and Tourism
- To seek creative ways in re-energising the centre of Ponteland, Main Street and the Broadway



## Transportation

- The A696 currently divides the village. A bypass has been planned for many years and, if it were delivered with traffic calming measures, could significantly reduce through traffic
- Many other towns and villages have been able to reduce traffic in their historic centres, allowing space for casual parking, market stalls and people to move about safely
- Would you like to see a simple relief road, the route passing further away from the village than currently planned but shorter and smaller scale so taking up less land?
- The group are currently working with Northumberland County Council to develop this proposal and investigate other alternatives. See the display board for more information
- We will also be looking at methods for local transport within Ponteland and a review of public car parking spaces for the future







## Drainage & Flooding

- Responsibility for rivers, watercourses and drainage falls between The Environment Agency, Northumberland County Council, Northumbrian Water Ltd and riparian landowners (who own land adjacent to watercourses)
- It is difficult to be certain of sources of flooding. At the moment there are poor records of flood incidents and many reports of flooding in areas which are outside Flood Zones 2 and 3
- Ponteland largely lies on soils with low permeability which does not hold significant groundwater
- Increasing areas of impermeable surfaces are resulting in increased flows. Surface water run-off is entering waste water drains while Eland Lane Pumping Station is close to capacity. Capital works are still required to improve flood defences and there is much scepticism about the effectiveness of Sustainable Drainage Systems



Contains Environment Agency information ©  
Environment Agency and database right



# **Ponteland Neighbourhood PLAN**

## **Healthcare & Care of the Elderly**

- Our Aim is to recognise and provide, where possible, services to match the needs of the elderly
- 87% of respondents to the initial survey confirmed that they would stay in Ponteland as they get older

## **Education & Youth Activities**

- Our Aim is to encourage the utilisation of existing facilities, where possible for the young
- We need to understand the needs of the young and ensure that their views are listened to

## **Ponteland Neighbourhood Plan**

**"Our vision is to maintain and enhance the unique character of Ponteland"**



## Appendix 10

### Stakeholder Event 2015 Invitees

Organisation	Contact
Northumberland County Council	Karen Ledger (Head of Planning and Housing Services) Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Tel.: 01670623430 Email: karen.Ledger@northumberland.gov.uk
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, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA.
Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ. Email: consultations@naturalengland.org.uk
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 England	Mr Alan Hunter (Regional Planner) Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF. Email: alan.hunter@english-heritage.org.uk
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, YO1 6JT.
The Highways Agency	Asset Development Team - Yorkshire and North East, Highways Agency, Lateral, 8 City Walk, Leeds, LS11 9 AT. Email: planningYNE@highways.gsi.gov.uk
NHS Northumberland Clinical Commissioning Group	Steph Edusei (Strategic Head of Corporate Affairs) NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2 EF. Tel.: 01670335161 Email: <a href="mailto:stephanie.edusei@nhs.net">stephanie.edusei@nhs.net</a>
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.
Cybermoor	Cybermoor, Town Hall, Front Street, Alston, CA9 3RF. Tel.: 01434 382808 Email: info@cybermoor.org.uk
Mono Consultants	Mono Consultants, 48 St. Vincent Street, Glasgow, Lanarkshire, G2 5TS. Email: dpm@monoconsultants.com
Hutchinson 3G UK Limited	Hutchinson 3G UK Limited, Star House, 20 Grenfell Road, Maidenhead, Berkshire, SL6 1EH.
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.
Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA.



National Grid	National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA.
Electricity North West	Electricity North West Limited, Estates and Wayleaves, Frederick Road, Salford, Manchester M6 6QH
Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU.
Northumbrian Water Limited	New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB.
United Utilities	United Utilities Water, Developer Services and Planning, Grasmere House Lingley Green Avenue, Lingley Mere Business Park, Great Sankey, Warrington, Cheshire, WA5 3LP
The Theatres Trust	Mark Price (Planning and Heritage Adviser) The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL. Tel.: 02078368591 Email: mark.price@theatrestrust.org.uk
Newcastle City Council	Planning Team , Newcastle City Council 9 <sup>th</sup> floor, Civic Centre Newcastle upon Tyne NE1 8QH

### Local Stakeholders

Bank/Building - Lloyds TSB - 5 Main Street, Ponteland  
 Bank/Building - Barclays - 4 – 6 Main Street, Ponteland  
 Bank/Building - HSBC - 19 Main Street, Ponteland  
 Bank/Building - Natwest – 1 West Rd, Ponteland  
 Bank/Building - Newcastle Building Society - 23 Broadway, Darras Hall  
 Accommodation - Britannia Hotel Airport – Ponteland  
 Accommodation - Premier Inn Airport – Newcastle International Airport  
 Accommodation - Blackbird Inn – North Road, Ponteland  
 Accommodation - Diamond Inn - Main Street, Ponteland  
 Accommodation - Premier Inn Wheatsheaf Airport - Callerton Lane  
 Accommodation - Doubletree by Hilton Airport – Newcastle International Airport  
 Accommodation - Stonehaven Lodge, Prestwick Road, Dinnington  
 Accommodation - Horton Grange, Blagdon  
 Functions - Dissington Hall, Medburn  
 Functions – Ponteland Memorial Hall  
 Functions - Merton Hall, Merton Way, Ponteland  
 Functions - St Mary's Hall, Ponteland Village  
 Eating Places - Samms Café - 7 Merton Way, Ponteland  
 Eating Places - Poppy's Café - 40 Merton Road, Ponteland  
 Eating Places - Merton Way Chinese Takeaway - 26 Merton Road, Ponteland  
 Eating Places - Lorenzos Italian - 24 Merton Road, Ponteland  
 Eating Places - The Mogul Raj -15 Merton Way, Ponteland  
 Eating Places - Surma Tandori - 11A Main Street, Ponteland  
 Eating Places - Gills Fish and Chips - 19 Merton Way, Ponteland  
 Eating Places - Fratellis Village – Bell Villas, Ponteland  
 Eating Places - The Badger Inn - Street Houses, Ponteland  
 Eating Places - Dobbies Garden Centre - Street Houses, Ponteland  
 Eating Places - Seven Stars - 21 Main Street, Ponteland

Eating Places - Princess Garden Chinese– 1 – 3 Brewery Lane, Ponteland  
Eating Places - New Rendevous– 3-5 Bell Villas, Ponteland  
Eating Places - Bawarchi Indian– 3 Brewery Lane, Ponteland  
Eating Places - Ponteland Tandori Village – 11a Main Street, Ponteland  
Eating Places - Restaurant Rialto Italiano – 1 Main Street, Ponteland  
Eating Places - Café Lowrey – 33 – 35 Broadway, Darras Hall  
Eating Places - Waggon Inn - Higham Dykes, A696  
Eating Places - Highlander Inn - Milbourne, A696  
Eating Places- Fratellos Restaurant - Newcastle International Airport  
Businesses – Jewsons – Meadowfield, Ponteland  
Businesses - Lawson Fuses - Meadowfield, Ponteland  
Businesses - Alnorthumbria Vets - Meadowfield, Ponteland  
Businesses - Opal Computer Repairs - Meadowfield, Ponteland  
Businesses - Post Office Sorting Office - Meadowfield, Ponteland  
Businesses - Maysan Foods Ltd - Meadowfield, Ponteland  
Businesses - A& K Motors - Meadowfield, Ponteland  
Businesses - Peter Harrison Business Equipment - Meadowfield, Ponteland  
Businesses - PTH Van Hire - Meadowfield, Ponteland  
Businesses - James Burden Ltd - Meadowfield, Ponteland  
Businesses - Tilley - Meadowfield, Ponteland  
Businesses - CAS Custom Advanced Systems - Meadowfield, Ponteland  
Businesses - Ponteland Print - Meadowfield, Ponteland  
Businesses - Tofco Ltd - Meadowfield, Ponteland  
Businesses - Spa Beauty - Meadowfield, Ponteland  
Businesses - Trigger Points - Meadowfield, Ponteland  
Businesses - Rowan Tree Weavers - Meadowfield, Ponteland  
Businesses - Furniture Restorer/Upholstery - Meadowfield, Ponteland  
Businesses - Aubery Design - Meadowfield, Ponteland  
Businesses - Waterston - Meadowfield, Ponteland  
Businesses - Moralee & Co - Meadowfield, Ponteland  
Businesses - Ponteland Barber Shop – Bell Villas, Ponteland  
Businesses - Behind the Scenes – Bell Villas, Ponteland  
Businesses - Ponteland Foot Care Clinic – Bell Villas, Ponteland  
Businesses - Strettle Memorials 15 West Road, Ponteland  
Businesses - Strachan & Tyson Vet Surgery – 10 Bell Villas, Ponteland  
Businesses - Mackley and Stevens Opticians – 25 Main Street, Ponteland  
Businesses - Diagonal Alternatives – 10A West Road, Ponteland  
Businesses - William Hill Bookmaker – Main Street, Ponteland  
Businesses - Look Twice – 3 West Road, Ponteland  
Businesses - Boo Hairdressers - 10 West Road, Ponteland  
Businesses - Fuse Hairdressers – 23 Main Street, Ponteland  
Businesses - Galliford Try Partnerships North - West Road, Ponteland  
Businesses - HB Opticians - Broadway, Darras Hall  
Businesses - Bardgett and Son Funeral Directors - 32 Merton Way, Ponteland  
Businesses - Ponteland Hairdressers - Merton Way, Ponteland  
Businesses - Q Hair Design - 22 Merton Road, Ponteland  
Businesses - Level2 Barbers - 8 Merton Road, Ponteland  
Businesses - Steel Fix – Prestwick Business Park  
Businesses - Geo Marine Ltd – Prestwick Business Park  
Businesses - Agency for the North East – Prestwick Business Park  
Businesses - Technip UK Ltd – Prestwick Business Park  
Businesses - Useful Vision – Prestwick Business Park

Businesses - The Professional Partnership – Prestwick Business Park  
Businesses - TML Communication – Prestwick Business Park  
Businesses - West Marketing Communications – Prestwick Business Park  
Businesses - 24/7 I.T Solutions Ltd – Prestwick Business Park  
Businesses - Thomas Miller Claims Management Ltd – Prestwick Business Park  
Businesses - PCU – Prestwick Business Park  
Businesses - Pajunk – Prestwick Business Park  
Businesses - Maxsi – Prestwick Business Park  
Businesses - Kitty Cattery – Prestwick Business Park  
Businesses - Peter Robson Upholstery – Prestwick Business Park  
Businesses - Armstrong Waste Disposal – Prestwick Business Park  
Health Centre - Ponteland Medical Group – Meadowfield, Ponteland  
Health Centre - White Medical Group – Meadowfield, Ponteland  
Shopping - Hendersons Pharmacy - 7 Broadway, Darras Hall  
Shopping - Panache – 11 Main Street, Ponteland  
Shopping - G Scott of York Limited, Dobbies Garden Centre - Street Houses, Ponteland  
Shopping - Nichols Bakery 2 Merton Road, Ponteland  
Shopping – Elliot’s Fruit and Veg – 6 Merton Road, Ponteland  
Shopping - Self Charity shop - Merton Way, Ponteland  
Shopping - Mills News Agency – 3 Merton Way, Ponteland  
Shopping - Alan Newton Butcher - Merton Way, Ponteland  
Shopping - Parklands Chemist - 14 Merton Way, Ponteland  
Shopping - Post Office - Merton Way, Ponteland  
Shopping - Waitrose - 27 Main Street, Ponteland  
Shopping - Sainsbury’s - Bell Villas, Ponteland  
Shopping - Davidson’s Bakery/Sandwiches - 11, Broadway, Ponteland  
Shopping - Carousel Cards - 31 Broadway, Darras Hall  
Shopping - Deli - 13 Broadway, Darras Hall  
Shopping - Co-op - 15-21 Broadway, Darras Hall  
Shopping - Martin’s Newspapers - 25 Broadway, Darras Hall  
Shopping - Henderson Pharmacy - 7 Broadway, Darras Hall  
Shopping - John Blades Tailoring/Hire - West End Farm, Berwick Hill, Ponteland  
Shopping - The Fire Place - Berwick Hill, Ponteland  
Shopping - Ponteland Hardware Shop - Merton Way, Ponteland  
Law - Nicholson and Morgan, 14 Bell Villas, Ponteland  
Law - Iain Nicholson, West Road, Ponteland  
Law - Reed Wallace – 2 West Road, Ponteland  
Law - Major Family Law, West Road, Ponteland  
Law - Colette Stroud – Meadowfield, Ponteland  
Law - Kirby Solicitors Prestwick Business  
Care Homes - Grange Lea, North Road, Ponteland  
Care Homes - Ponteland Manor - Thornhill Road, Ponteland  
Care Homes - McCarthy and Stone Assisted Living - North Road, Ponteland  
Care Homes - Abbeyfield - 103 Cheviot View, Ponteland  
Care Homes - Leonard Cheshire Supported Care Home - Thornhill Road, Ponteland  
Care Homes – Care Ponteland – North Road, Ponteland  
Schools - Darras Hall First School – Broadway, Darras Hall  
Schools - Ponteland First School - Thornhill Road, Ponteland  
Schools - Richard Coates C of E Middle School - Thornhill Road, Ponteland  
Schools - Ponteland High School - Callerton Lane, Ponteland  
Schools - Ponteland Middle School - Callerton Lane, Ponteland  
Nursery - Ponteland Private Nursery – Bell Villas, Ponteland

Nursery - Bank House Nursery - Berwick Road, Ponteland  
Accountants - Rowlands Chartered Accountants – 17a Bell Villas, Ponteland  
Finance - Independent Financial Advisors – Kirkley Hall, Ponteland  
Estate Agents - Dobsons - Broadway, Darras Hall  
Estate Agents - Bairstow Eves - 9 Main Street, Ponteland  
Estate Agents - Trading Places - 82 Park View, Whitley Bay  
Estate Agents - Sanderson and Young - 1 Main Street, Ponteland  
Estate Agents - Keith Pattinson - Bell Villas, Ponteland  
Estate Agents - Rook Mathews Sayer - Bell Villas, Ponteland  
Airport - Newcastle International Airport, Woolsington  
Sporting Clubs – Ponteland Tennis Club- Darras Road, Ponteland  
Sporting Clubs - Ponteland Bowling Club- Darras Road, Ponteland  
Sporting Clubs – Ponteland Football Club – Callerton Lane, Ponteland  
Sporting Clubs – Ponteland Cricket Club - Callerton Lane, Ponteland  
Sporting Clubs - Ponteland Rugby Club - Callerton Lane, Ponteland  
Sporting Clubs – Ponteland Golf Club – Bell Villas, Ponteland  
Sporting Clubs – Ponteland Leisure Centre - Callerton Lane, Ponteland  
Sporting Clubs – Ponteland Archers- Callerton Lane, Ponteland  
Sporting Clubs - Newcastle Falcons, Kenton Bank Foot  
Sporting Clubs - Newcastle United Football Club – Newcastle upon Tyne  
Sporting Clubs - Rifle Club - Berwick Hill, Ponteland  
Sporting Clubs - Riding Stables - Prestwick  
Churches – St. Mary’s C of E Church, North Road, Ponteland  
Churches – Ponteland Methodist Church, Bell Villas, Ponteland  
Churches - St. Matthew’s Roman Catholic Church, West Road, Ponteland  
Churches - United Reform Church – Broadway, Darras Hall  
Taxis - Darras and Ponteland Taxis, Ladywell Way, Ponteland  
Taxis - Broadway Cabs, Ashbrooke Drive, Ponteland  
Services - Dulais Dry Cleaners – Broadway, Darras Hall  
Services - Triple Eight Car Showroom – Broadway, Darras Hall  
Services - Harvest Energy – Broadway, Darras Hall  
Services - HB Opticians – Broadway, Darras Hall  
Services - Darras Hall Dental Practice – Broadway, Darras Hall  
Services - Alnorthumbria Vets – Meadowfield, Ponteland  
Services - Key Cutting (Jewsons) - Meadowfield, Ponteland  
Services - A & K Motors – Meadowfield, Ponteland  
Services - Western Way Garage – Stamfordham Road, Darras Hall  
Services - Bank Top Garage - Prestwick  
Services - Shell Filling Station – Newcastle International Airport  
Leisure - Harpers Gym Fitness Suite and Sports Hall – Callerton Lane, Ponteland  
Leisure - 5<sup>th</sup> Ponteland Brownies – Thornhill Road, Ponteland  
Leisure - Beavers, Cubs, Scouts and Explorer Scouts – Ponteland Park  
Leisure - RAF Cadets (Newcastle Airport) Squadron - Airport Industrial Estate, Kingston Park  
Leisure - Army Cadets Ponteland Detachment - Jackson Avenue, Ponteland  
Leisure - Ponteland 1<sup>st</sup> Battalion Boy’s Brigade - Bell Villas, Ponteland  
Leisure - 1<sup>st</sup> Ponteland Girls Brigade - Bell Villas, Ponteland  
Leisure - Ponteland Senior Gentlemen’s Club – Darras Road, Ponteland  
Leisure - Ponteland U3A – Darras Road, Ponteland  
Leisure - Ponteland Branch of the Embroiderers Guild – Darras Road, Ponteland  
Leisure - The North East England Group of the Alpine Garden Society – Merton Way, Ponteland  
Leisure - Friends of Ponteland Park – Ponteland Park  
Leisure - Ponteland Lions– Merton Way, Ponteland

Leisure - Ponteland Repertory Society – Darras Road, Ponteland

Leisure - Ponteland Library – Thornhill Road, Ponteland

Leisure - Northumberland Fuchsia Society – West Road, Ponteland

Leisure - Ponteland Club and Institute - 30 Merton Road, Ponteland

Leisure - Trinity Youth Ponteland – Ridley Youth Centre, Ponteland

Leisure - Ponteland Rotary Club - 53 Bell Villas, Ponteland

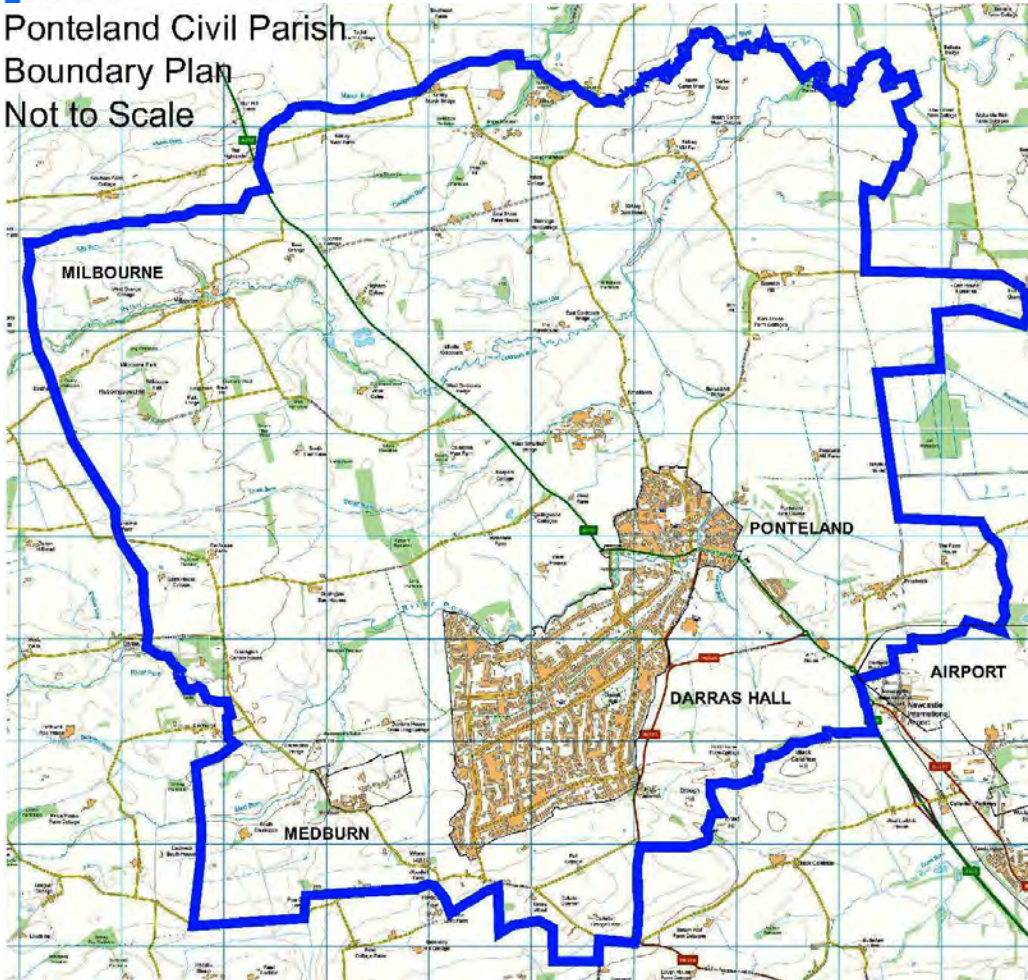
## **Appendix 11**

### **Stakeholder Event 2015 Display**





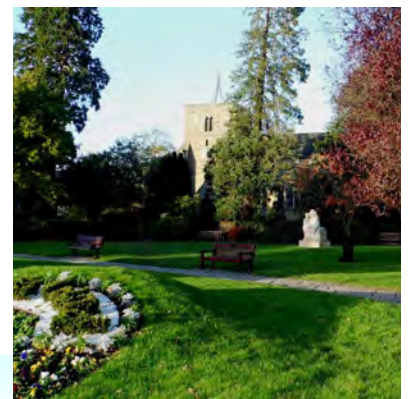
Ponteland Civil Parish  
Boundary Plan  
Not to Scale



- Neighbourhood planning was introduced through the 2011 Localism Act and gives local communities the opportunity to influence and define how their area should grow and change
- A Neighbourhood Plan is a way of helping local communities to influence the planning of the area in which they live and work. It can be used to
- Develop a shared vision for your neighbourhood
- Choose where new homes, shops, offices and other development should be built
- Influence what new buildings should look like
- Ensure that any change meets local objectives

**Our vision is to “maintain and enhance the unique character of Ponteland”**

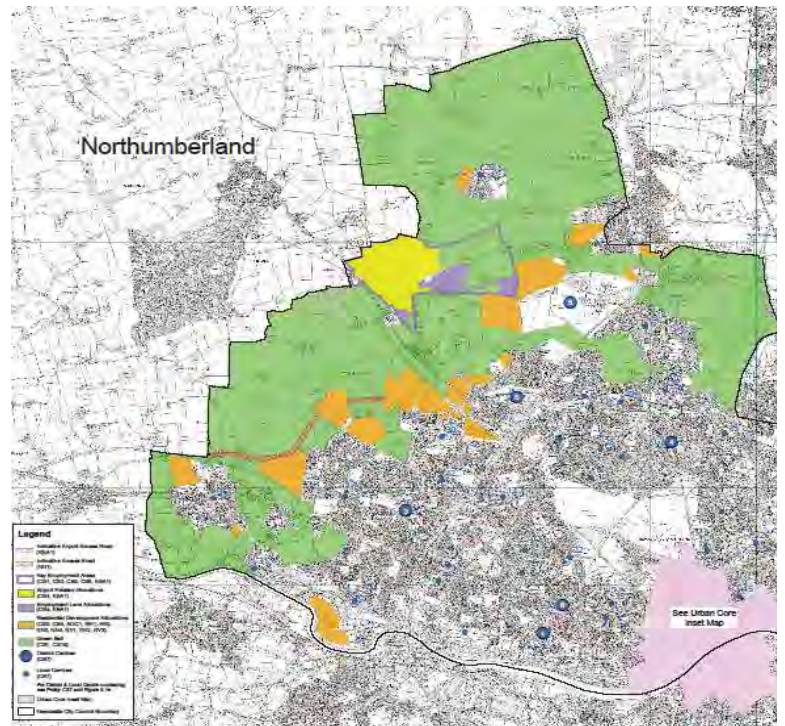
- In Northumberland, neighbourhood planning must be led by the Town or Parish Council
- The Ponteland Neighbourhood Plan is being prepared by a group of seven volunteers three Town Councillors and two County Councillors on behalf of the Town Council
- Neighbourhood Planning will allow us to determine our future instead of living with continued inappropriate development pressure
- If the Ponteland Neighbourhood Plan passes independent examination and is adopted in a local referendum, it will have the power to influence local planning and the future needs of the community – in conjunction with national and countywide planning policies





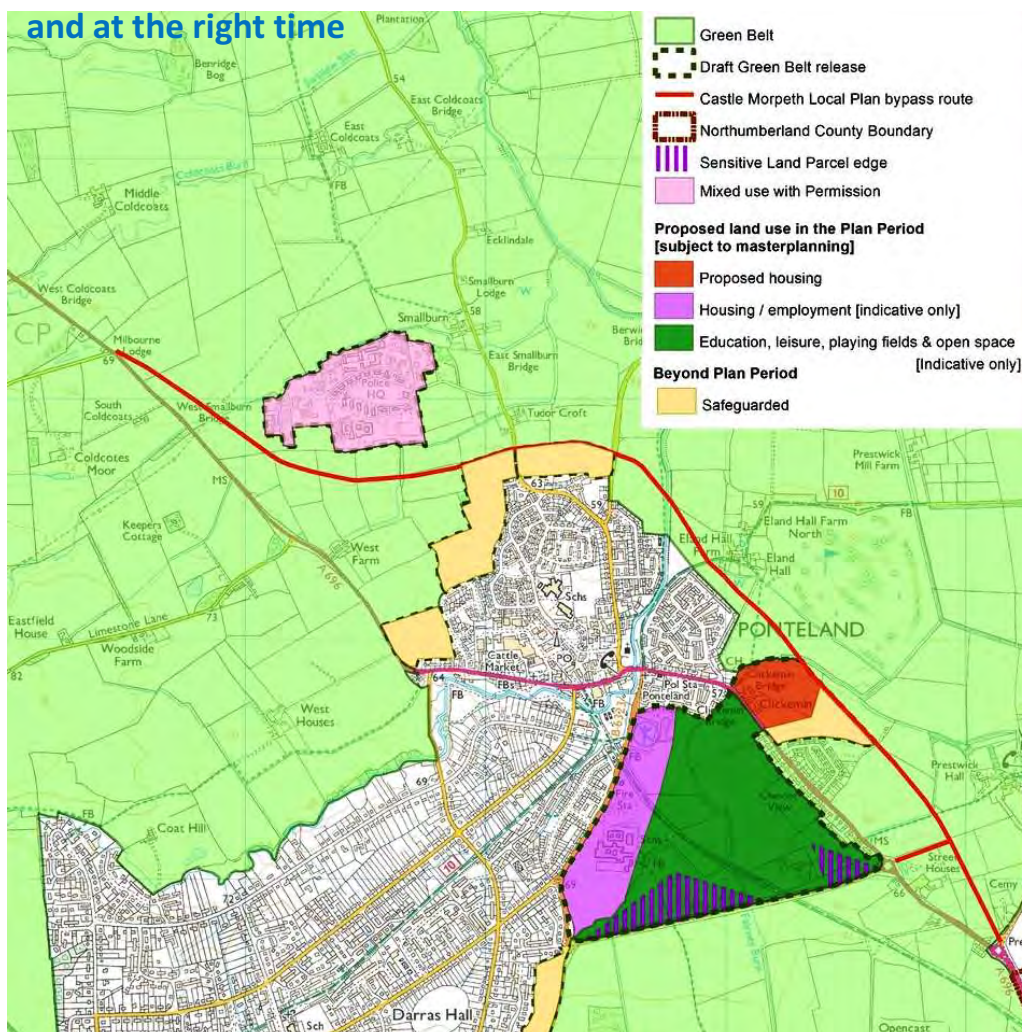
## Background to “Our Plan”

- Newcastle Council’s Core Strategy was formally adopted on 26 March 2015. It includes plans to delete Green Belt for new housing at the Dinnington, Great Park, Kenton Bank Foot, Woolsington, North Walbottle and Throckley as well as business expansion at Newcastle Airport
- Northumberland County Council are currently working on the last stage document of their Core Strategy and are also proposing significant deletion of Green Belt
- We want to make sure the residents of Ponteland Parish are given the opportunity to decide what kind of development should take place and where



Newcastle Council Development Proposals

**Our Plan will provide for sustainable economic growth, enhance our historic and natural environment, ensure development character is in keeping with Ponteland and other settlements in the Parish, and address issues such as flooding and traffic. Although a Neighbourhood Plan cannot deal with strategic issues such as Green Belt deletion we will work with the County Council to ensure we get the right development, in the right place and at the right time**



Extract from Northumberland County Council Core Strategy Consultation Document

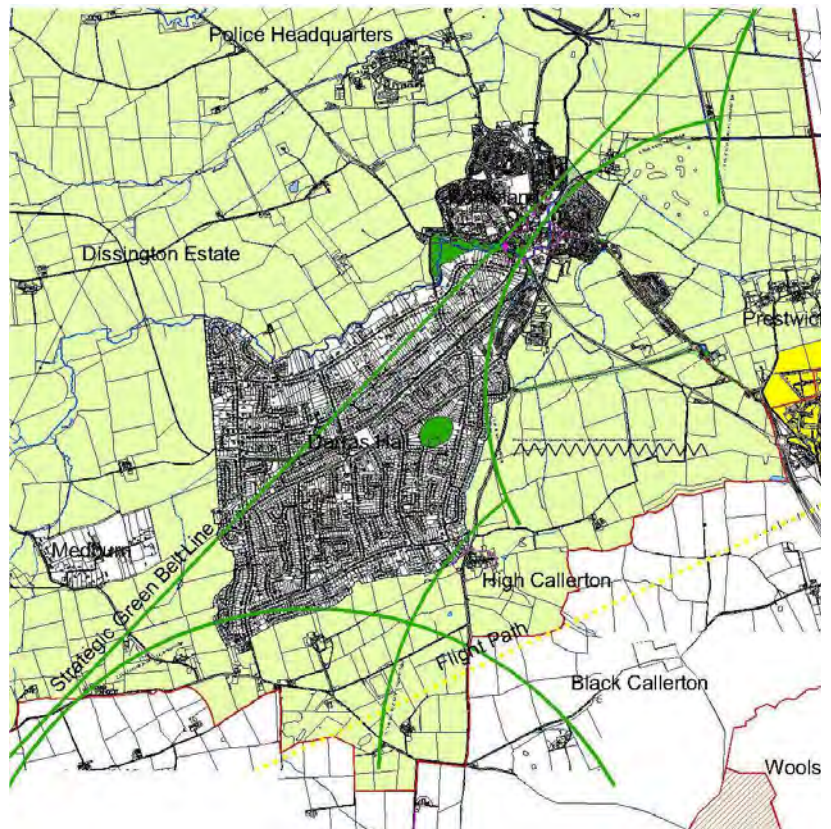
- We consulted the local community in February and November 2013 to enable residents and businesses to express their preferences, views and priorities with regard to a wide range of planning related matters
- In September 2014 we held a public consultation event at the Memorial Hall and received endorsement to our objectives across eight subject headings
- We have established a Core Strategy Consultation Group with Northumberland County Council
- We are now ready to seek feedback on our emerging Neighbourhood Plan



## Conservation & Heritage

### Aims and Objectives

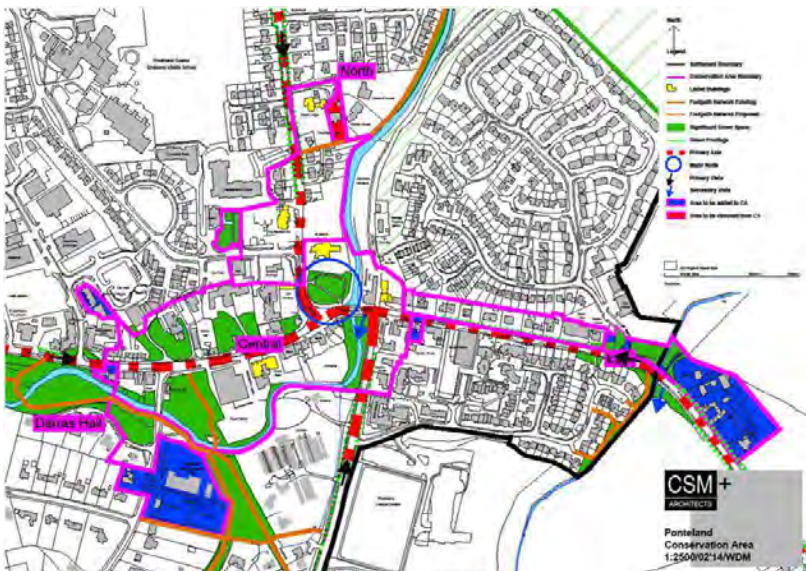
- The Neighbourhood Plan Group have worked with Ponteland Civic Society and the North of England Civic Trust to prepare a Community Character Statement
- The document includes consideration of the “Green Approaches” to Ponteland and the quality of the surrounding landscape, which all contribute to the unique character of the area
- The wedge of open countryside at Clickemin separates the south east edge of Ponteland from Darras Hall and the Conservation Area from the suburban approach along Cheviot View. It is a living link to Ponteland’s agricultural past
- Our aims are to provide a robust set of policies to protect the character of Ponteland and the wider Civil Parish
- To promote the protection of the open spaces in Ponteland village and Darras Hall and the “Green Approaches” through appropriate designation and policies
- To require the protection of the existing character of Darras Hall
- To support the protection of the Green Belt, particularly the strategic separation between Ponteland, Newcastle upon Tyne



## Green Belt Analysis from the Community Character Statement

## Policies and Projects

- Take forward former Castle Morpeth District Plan Conservation Policies and Darras Hall Committee Guidance into a single document
- Extend the Conservation Area to include Clickemin Farm, Station Cottages, the Memorial Hall and house opposite
- Enhance protection of the “Green Approaches” into Ponteland. The rural setting of the Village and the “Garden Suburb” appearance of Darras Hall
- Emphasise the strategic importance of the area of Green belt to the south and east of Ponteland which separates it from the expanding Tyneside conurbation and the “Green Wedge” of agricultural land between Cheviot View and the edge of the central Conservation Area
- Support projects such as removal of street clutter
- Encourage town centre improvements, for example improve Merton Way precinct and restore the front gardens of Bell Villas



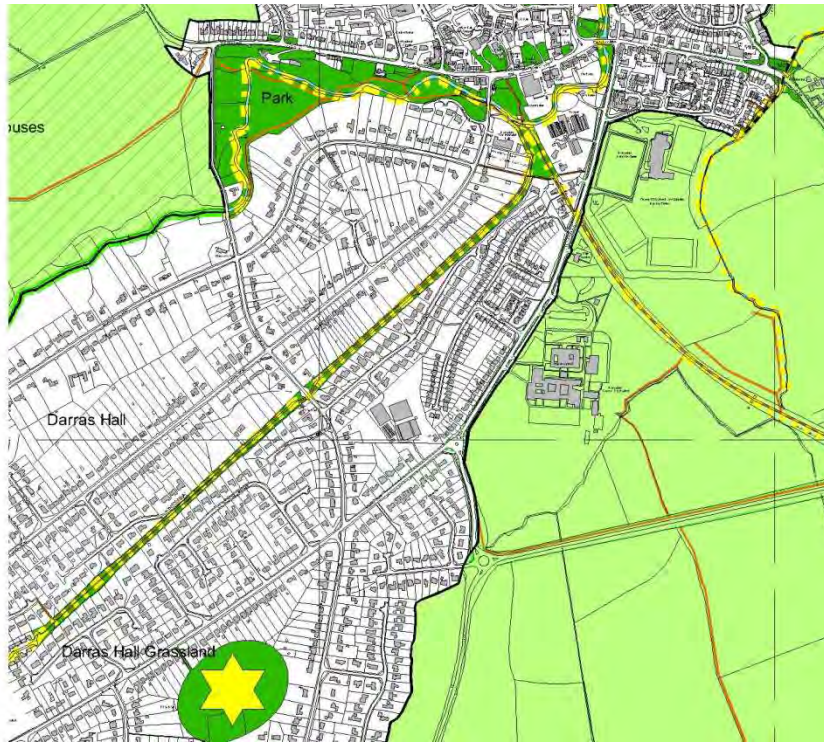
## Conservation Area Analysis from the Community Character Statement



## Natural Environment, Open Spaces & Habitats

### Aims and Objectives

- The current network of footpaths, bridleways and cycle ways should be preserved and maintained
- The Civil Parish includes a number of green spaces important for leisure and recreation including Ponteland Park as well as informal green spaces contributing to the “Green Approaches” and allotments
- Wildlife corridors are important in providing connectivity between different habitats. Designated wildlife corridors have been identified and require preservation
- Our aims are to require the protection of our historical hedgerows around the fields and network of waterways
- To promote the protection and enhancement of facilities for recreation and the provision of access for residents, workers and visitors of all ages
- To promote the conservation and enhancement of the local landscape and open spaces, and the protection of wildlife
- To require any new development to respect and protect the natural environment wherever possible



Green Space, Wildlife Corridors, Footpaths and Nature Conservation sites

### Policies and Projects

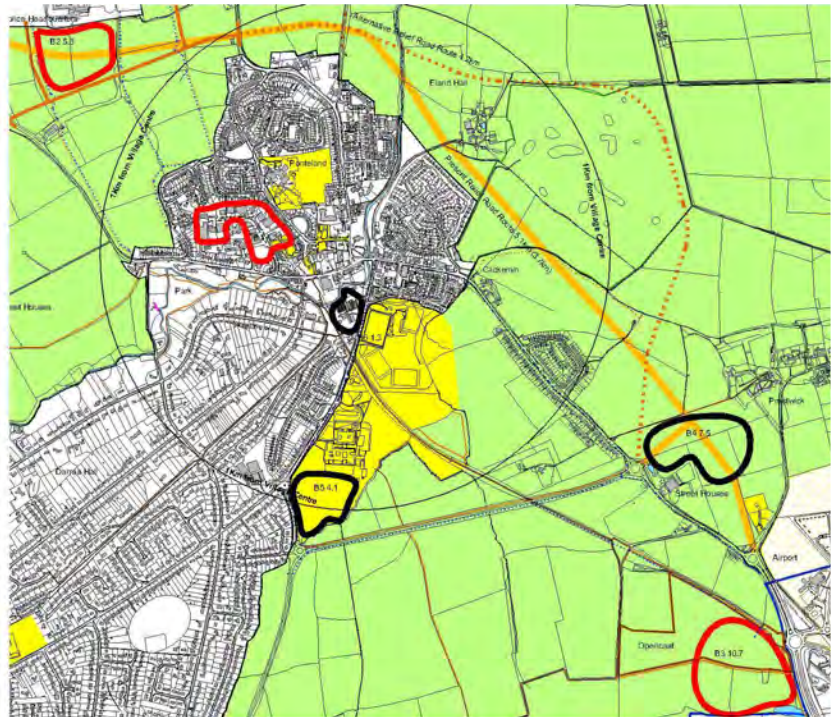
- New development should ensure connectivity with the existing network of footpaths, bridleways and cycle ways and not adversely affect it
- New development should include provision for adding informal green spaces and contributing to the “Green Approaches”
- New development will be required to maintain and enhance wildlife corridors through appropriate landscaping and habitat creation
- Designation of the agricultural land between Cheviot View and the edge of the central Conservation Area as a “Green Wedge”
- Designation of the land at Birney Hill as “Parkland Character”
- Ensure new footpaths and cycle ways are created to the Police Headquarters site and other new developments
- Ensure Ponteland Park is managed to provide a balance of multi-use access with preserving biodiversity against a rising population





## Retail, Business & Employment Aims and Objectives

- We have carried out existing and proposed assessments of Retail, Commercial, Industrial, Rural, Tourism & Leisure businesses
- Our aims are to look towards local sustainable economic growth and match to local employment
- To seek creative ways in re-energising the centre of Ponteland, Main Street and the Broadway
- To identify and encourage employment opportunities for appropriate, sustainable economic growth across the Parish
- To promote opportunities to enhance, diversify and improve the range of shops and services within the centre of Ponteland and Broadway
- To promote innovative solutions for the regeneration of the centre of Ponteland, in tandem with improvements to infrastructure and a relief road
- To promote diversification, sustainable development, leisure and tourism across the Parish.



Potential Business sites Analysis

## Policies and Projects

- Our policies will protect the vitality of the Village centre
- Encourage open air markets and other temporary events
- Encourage the revitalisation of Merton Way and Broadway
- Review car parking standards
- Encourage development to provide or enhance tourist attractions
- **We will promote the development of Prestwick Pit as an Employment Site for the relocation of businesses from Meadowfield and other need which Northumberland County Council identifies**

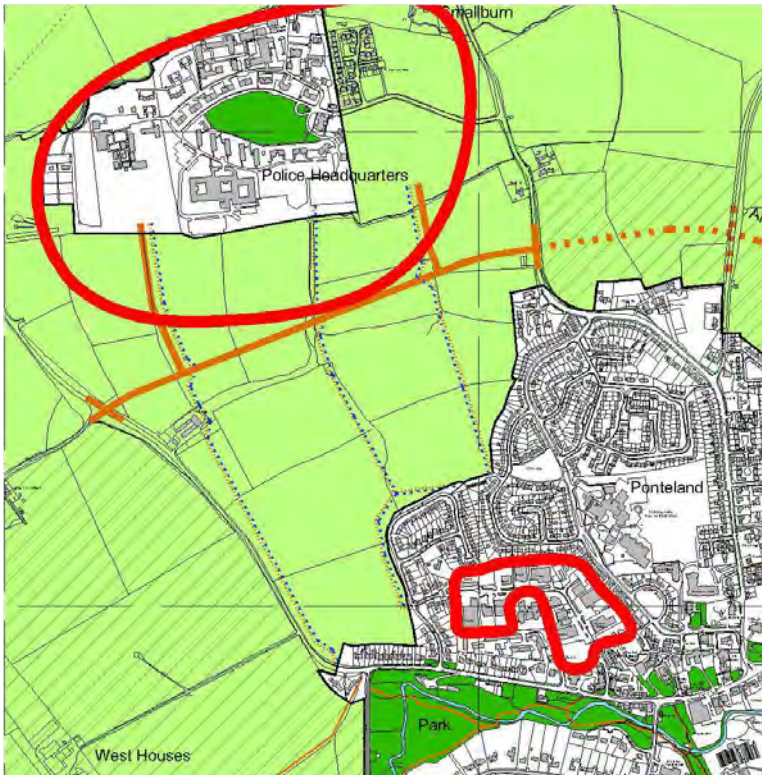


Prestwick Pit



A traffic free Main Street?





Preferred Housing Sites

## Housing and Affordable Housing Aims and Objectives

- Ponteland has evolved by the creation of an estate of distinct character and elsewhere incorporating small scale housing developments. There is no reason to divert from this approach other than to encourage future development to prioritise the needs of older residents (other than care homes), and affordable accommodation for families and young people who wish to remain in the area
- Our aims are to require that new houses are appropriate to the demonstrable needs of Ponteland
- To require that new developments take place in appropriate locations, in stages, and only when required by a demonstrable housing need
- To require that the size of future developments, their location and design does not harm the existing character of Ponteland
- **We believe future development should be concentrated around the Police Headquarters site which already has consent for 263 houses**
- Increased development here could fund the first stage of a relief road, linking North Road and the A696 to divide traffic flows, together with a network of footpaths and cycle ways.
- This area should be properly master planned to make efficient use of the land to be removed from the Green Belt and include some business use to create a sustainable community

## Policies and Projects

- We are currently carrying out a survey to determine the exact mix of housing which is required including affordable and for older people
- We will include policies to phase developments and limit their size, so growth is incremental as has happened in the past
- We will encourage high density, innovative designs which make efficient use of land and create attractive places to live, separated by green space
- We will encourage mixed use development at Meadowfield Industrial Estate to include housing

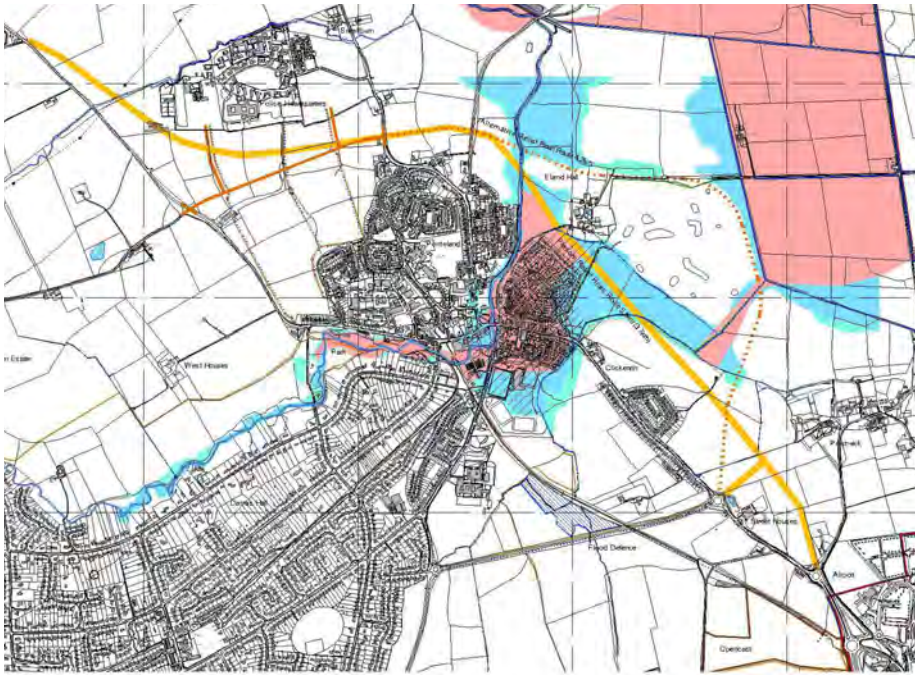


- **A further opportunity exists at Meadowfield Industrial Estate. If an alternative location can be found for the businesses there, this could put high density affordable housing right in the village centre where it would act as a catalyst for regeneration**









Flood Zone Analysis and Alternative Relief Road Route

## Drainage and Potential Flooding Aims and Objectives

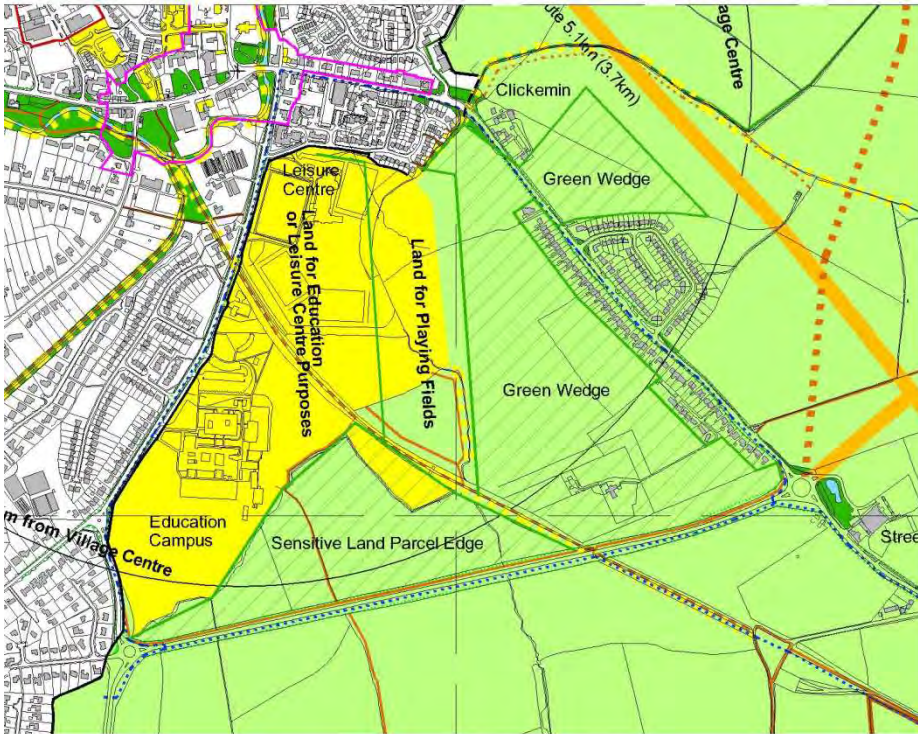
- Ponteland largely lies on soils with low permeability which does not hold significant groundwater
- Increasing areas of impermeable surfaces are resulting in increased flows. Surface water run-off is entering waste water drains while Eland Lane Pumping Station is close to capacity. Capital works are still required to improve flood defences and there is much scepticism about the effectiveness of Sustainable Drainage System

## Policies and Projects

- We will incorporate NPPF Guidance to control the water at source through sustainable drainage and consider exceedence i.e. what flow paths will be taken by excess surface water when the capacity of the drainage system is exceeded
- We will require the provision of storm water storage areas along existing watercourses to be incorporated into new developments where reasonably practicable
- We are looking at the possibility of creating a catchment area off Rotary Way to control flows into the Fairney Burn
- The Town Council are working with NCC and the Environment Agency to progress a Flood Resilience Strategy for the Ponteland
- Our aims are to require that surface waters and waste waters from new developments are separated
- To require that surface water run-off from hard surfaces on new developments is minimised
- To make easily understood information about flooding risk available to all residents and to provide access to informed advice and assistance







Neighbourhood Plan Proposal for School Campus

## Health and Older People Aims and Objectives

- Our Aims are to recognise and provide, where possible, services to match the needs of the elderly. 87% of respondents to the initial survey confirmed that they would stay in Ponteland as they get older
- To promote the expansion and enhancement of health provision to meet the needs of the whole Civil Parish of Ponteland
- To promote the concept of a community that values its older population
- To promote the expansion of primary care facilities in Ponteland with appropriate public transport links and parking
- To promote the provision of appropriate accessibility for older people to all facilities and public transport links

## Policies and Projects

- Will require that any new housing development is appropriate to the projected age profile for Ponteland. Many older people may not want or need specialist accommodation or care and may wish to stay or move to general housing that is already suitable, such as bungalows, or homes which can be adapted to meet a change in their needs

## Education and Youth Facilities Aims and Objectives

- Our Aim is to encourage the utilisation of existing facilities, where possible for the young
- We need to understand the needs of the young and ensure that their views are listened to
- Our Aims are to promote the provision of sufficient school places for local children of all abilities within the existing feeder partnership system
- To promote and encourage access to, and use of, school facilities by the community, of all ages, out of hours and during school holidays
- To work with external agencies to engage with the youth on future projects

## Policies and Projects

- Young peoples initiative will be channelled through the Ponteland Community Partnership

**The neighbourhood Plan Group welcome the opportunity given in the Core Strategy Consultation Document to be involved in the master planning of a new Education and Leisure Campus**



Aerial View of Area for School Campus

## Appendix 12

### Stakeholder Event 2015 Feedback

# Stakeholders Event Analysis Oct 2015

**This is part of the consultation process specifically aimed at stakeholders, not residents who have been consulted on previous occasions since 2012.**

There is a very clear framework for Neighbourhood Planning to follow.

Through the process of neighbourhood planning, consultation with all sectors of the community to include all those that live, who contribute to the local economy and influence day to day life and the future of the designated area - in this case, the civil parish of Ponteland.

To date, the community have had a number of opportunities to comment on the work of the steering group since 2012 when an initial survey was carried out, followed by a consultation at Party in the Park and a questionnaire in 2013, a consultation in Sept 2014 and again at Party in the Park 2015.

**The Stakeholder's Events were held at the Memorial Hall on, Wednesday 30<sup>th</sup> Sept 10am, - 12 noon. Friday 1<sup>st</sup> Oct, 2pm - 4pm & 6pm - 8pm. Saturday 3<sup>rd</sup> Oct, 10am - 12.30pm**

Over 250 invitations were sent out to landowners, developers, businesses, organisations and statutory bodies in the civil parish of Ponteland.

50 representative stakeholders, landowners, developer, businesses, organisations and the Airport attended at least one of these sessions with representation from each category. These comments from the Stakeholders consultation and additional evidence from a rural business survey will be fed into the future plan via the topic papers during the autumn of this year.

The PNPSG anticipate their next Consultation to include the whole community will be in the New Year 2016.

**Contents:** [Summary Statement](#)

[General Comments on Topic Papers](#)

[Issues Raised](#)

[Response Evidence](#)

[Recorded Comments](#)



## Summary Statement

An extremely high level of support from the stakeholders in the objectives outlined in the Topic Papers.

There is a clear indication of support for the protection of the special character of Ponteland, and any new development respects this character, enhances and extends it into the surrounding setting.

There is a need for a more holistic approach to be adopted drawing in from the comments on the problem areas and the identified opportunities in the Topic Papers.

Comments support the centre of the village and Merton Way are in a desperate need of renovation, it is tired and outdated, but with it comes the opportunity to create a new vision for the future. Without some development the centre/village will die, there must be a vision for the future.

Additional comments show there is a need for housing but, this should be affordable and smaller units to encourage more young people to come and stay in the area. This in turn would give a more local workforce to local businesses. The elderly community want smaller independent units e.g. bungalows rather than apartments/flats this will enable them to be part of the community.

There is a will to create a community hub to centralise services in the middle of the village.

Public vehicle parking is very limited and even with the addition of private parking the provision is clearly not adequate to support the centre of the village during the day or evening.

One current major issue is the traffic congestion caused by through traffic heading north or south and competing local travellers crossing the A696 into the village on more local journeys, particularly on school runs. Any extra traffic needs a serious review on a traffic plan.

Careful consideration should be given to the location of schools not to compound existing traffic problems and have good transport links with adequate parking facilities.

## General Comments on the Topic Papers

Comment from neighbouring Parish-The Neighbourhood Plan for Ponteland has been well consulted.

This document addresses the concerns of Ponteland residents for the future of the Town and Parish. Ponteland is a wonderful place to live. It can improve and become more sustainable if the objectives in the Neighbourhood Plan are accomplished.

### Objective1

Steps must be taken to maintain the historic character of Ponteland in terms of space, density, design, materials and quality.

Ponteland must retain the 'feel' of a village despite being its designation as a town. Ponteland must maintain a rural rather than a suburban setting.

Important that any policy regarding listed buildings is flexible and allows for internal and external alterations provided they respect the design and character of buildings.

### **Objective2**

Fully supportive of a policy to resist the loss of hedgerows/maintain green frontages and especially in Darras Hall where the rural character is disappearing. Landscape corridors and areas are critical to maintaining the rural character of Ponteland.

I support the policy intention to protect the special character of Ponteland, and that any new development respects this character and enhances it. I support the project proposal to encourage green frontages.

### **Objective3**

Redevelopment in Darras Hall should be restricted to maintain existing density through Darras Hall bylaws.

Front boundaries to properties are too defensive.

The requirement for housing seems excessive. Maybe key worker accommodation should be considered to provide housing purely for people who work in the area, e.g. teachers, shop assistants, etc.

Please note there is a very small area of the Police Headquarters is still within the Green Belt.

Support for the policy intention to protect the special character of Ponteland, and that any new development respects this character and enhances it. I support Objective 3. New housing should be carefully planned to supply the type of housing which is needed while enhancing the character of Ponteland. Affordable housing is needed for first time buyers to encourage a lot more working age people.

### **Objective 4 & 5**

Street clutter excessive.

Agree with your objective to create jobs. Support these objectives, redevelopment of Merton Way and further health centre provision are both much needed. There needs to be a Policy to restrict the number of certain types of business e.g. restaurants, on Main Street and Bell Villas. Prudhoe used to have a Policy to enforce for this purpose, and why not us?

We need to create greater employment opportunities so that people live and work here rather than live here and work in Newcastle. This would create daytime activity in Ponteland supporting retail rather than evening activity which supports only the restaurants and bars. Ponteland needs a town centre which it's currently lacking – the redevelopment of Merton Way would have transformed the centre and enhance community cohesion. Ponteland should be a destination rather than a village which is merely driven through. Tourism and visitor development would help.

### **Objective 6 & 7**

Traffic in the village is becoming impossible at times – also parking. Eland Lane is used as an overflow car park, particularly at weekends. The village centre is congested with traffic with a lack of parking spaces causing retail to suffer.

Agree. I consider it essential that the nursery site at Callerton Lane be used for car parking – Page 3 of Local Economy Section – floor risk zone 2/3 so not housing.

Ponteland Medical Centre needs more local car parking. Ponteland desperately requires more central public car parking. The Callerton Lane Nursery site would be ideal.

A revised traffic management scheme is needed, introducing new timings for traffic lights, one way systems and more public parking.

Create recreation routes.

- 1) Agreement to help ageing population.
- 2) To help all sectors for health care.
- 3) To improve leisure for everyone.

We need to create greater employment opportunities so that people live and work here rather than live here and work in Newcastle. This would create daytime activity in Ponteland supporting retail rather than evening activity which supports only the Restaurants and bars. Ponteland needs a town centre which it's currently lacking – the redevelopment of Merton Way would have transformed the centre and enhanced community cohesion. Ponteland should be a destination rather than a village which is merely driven through. Tourism and visitor development would help enormously. Agree but car parking around schools needs careful and sensitive thought.

I do not support a relief road as I believe it would have a negative impact on the economic well being of Ponteland. Public transport provision needs to be improved.

There is never enough car parking adjacent to schools. This matter should be seriously considered. To ensure schools are in the correct location for transport, leisure facilities near schools in the parish.

A community hub, to be used by residents of all ages is much needed.

A community hub on the present Library Site is essential! To hold 1) Library 2) Town Council Office 3) Meeting rooms for hire e.g. registrars (why should we have to go elsewhere??) and citizens advice.

The Ponteland Development Trust has a proposal to turn the Library into a Community Hub on the same site. We fully support this idea as it is in a superb central location placing it amongst a re-located school or Leisure Centre would be a disaster.

Important that any policy regarding listed buildings is flexible and allows for internal and external alterations provide they respect the design and character of buildings.

Clarity on the affordable housing requirement which we believe is 15% across ten plan period.

Opportunity to allocated sites rather than simply suggest locations. We support development to the north of Ponteland but also in other areas such as Medburn.

Need for 'smaller housing' should be widened and not harm the viability of sites coming forward.

The phase 1 link road is supported as it unlocks key development parcels and provides the opportunity for bus links through the land.

Housing for the elderly should not be limited to care homes, flats etc ... but also bungalows with appropriate support.

Priority should be given to children who reside in Ponteland to its schools. This creates cohesion amongst the young and pride in Ponteland. Additional recreational space is essential.

Leisure centre needs to improve

### **Objective 8, 9 & 10**

Agreement with objectives, developers should contribute substantially to community services.

Housing for the elderly should not be limited to care homes and flats provide bungalows with appropriate support.

Increased medical facilities required including Dentists.

### **Objective 11 & 12**

Ensure schools are in the correct location for transport.

A community hub to be used by all ages is much needed.

Car parking around schools needs to be given careful thought

## **Issues raised in support of the Summary and General Comments**

From the returned comments it shows an extremely high level of support for the objectives included in the Topic Papers.

- Ponteland must have a vision for the centre of the village as it is dying very quickly which is having a direct impact on trade and destroying the environment
- There is a clear indication of support for protecting the special character of Ponteland, and that any new development respects this character and enhances it. Any policy regarding listed buildings needs to be flexible and allows for internal and external alterations provide they respect the design and character of buildings.
- There needs to be the opportunity to allocate sites to ensure schools are in the correct location for transport links and leisure facilities near to schools.
- Affordable housing and 'smaller housing' needed-not harm the viability of sites coming forward.
- More affordable housing and first time buyers are desperately needed, Ponteland has to have a lot more working age people.
- Affordable housing is desirable focusing on small scale developments on Brownfield sites provided by a registered provider.

- Agree with your objective to create jobs. Redevelopment of Merton Way and further health centre provision are both much needed.
- The centre of the village has major problems; Merton way is a mess and would not attract no-one.
- Elderly people from Darras Hall do not spend in the village
- Outside visitors confuse the Greenbelt signs with For Sale signs-this is turning people away
- Merton Way would be better if the size was reduced and the car parking increased
- Until the centre of the Town is sorted we will never function
- Business staff travel from outside Ponteland to work
- Traffic in the village is becoming impossible at times. The phase 1 link road is supported as it unlocks key development parcels and provides the opportunity for bus links through the land.
- New houses to enter highway from Rotary Way, take away roundabout and replace with traffic lights
- Propose road around Meadowfield to school one way only
- Vehicle parking this matter should be seriously considered Ponteland desperately more central located public car parking. The Callerton Lane nursery site would be ideal
- Ponteland desperately needs more central public car parking. Callerton Lane nursery site
- Would be ideal I consider it essential that the nursery site Call Lane be used for car parking – page 3 of Local Economy Section – floor risk zone 2/3 so not housing. There is never adequate parking for the schools. This matter should be seriously considered.
- Eland Lane is used as an overflow car park, particularly at weekends.
- *Ponteland Development Trust* is pressing ahead with a project to turn the Library on its present site into a “Community Hub”.
- The Ponteland Development Trust has a proposal to turn the Library into a Community Hub on the same site. We fully support this idea as it is in a superb central location placing it amongst a re-located school or Leisure Centre would be a disaster.
- A community hub, to be used by residents of all ages is much needed.
- A community hub on the present Library Site is essential! To hold 1) Library 2) Town Council Office 3) Meeting rooms for hire e.g. registrars (why should we have to go elsewhere??) and citizens advice.
- Improve medical facilities
- Encourage new existing youth to stay in Ponteland
- Street clutter excessive
- Boundaries to properties too defensive

## Response Evidence by Topic Paper and Objective

### Built Environment

**Objective 1,** To ensure that new development contributes positively to the unique historic and natural characteristics of the civil parish of Ponteland.



- Landowner agree
- Developer no comment
- Businesses agree
- Organisations agree
- Statutory Bodies agree

## Natural Environment

**Objective 2,** To plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland.

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations agree.
- Statutory Bodies agree

## Housing

**Objective 3,** The Neighbourhood Plan will provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs as identified in other Neighbourhood plan policies.

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations agree
- Statutory Bodies agree

## Local Economy

**Objective 4,** To identify and encourage employment opportunities for sustainable economic growth, leisure and tourism across the civil parish

**Objective 5,** Enhance, diversify and improve the range of shops and services within the commercial centres of Ponteland

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations agree
- Statutory Bodies no comment

## Transport

**Objective 6,** To make Ponteland and the rest of the civil parish a safer place for all users of the transport network, especially pedestrians, cyclist and children, by reducing traffic congestion, making it easier for people to walk to the schools, shops and public transport whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses.

- Landowner agree
- Developer no comment
- Businesses 90% agree 10% disagree
- Organisations 75% agree 25% no comment
- Statutory Bodies agree

## Flooding

**Objective 7,** To reduce the causes and impacts of flooding in Ponteland

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations 75% agree 25% no comment
- Statutory Bodies agree

## Community Well-Being

**Objective 8,** Ensure that the Neighbourhood Plan provides for the ageing population in and around Ponteland.

**Objective 9,** The people of Ponteland of all ages have easy access to health care facilities.

**Objective 10,** To improve the provision of leisure services in Ponteland and accessibility to these services

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations 75% agree 25% no comment
- Statutory Bodies agree

## Youth Provision

**Objective11,** To ensure that our schools are well planned to meet the needs of our current and projected pupil population

**Objective 12,** To ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland

- Landowner agree
- Developer no comment
- Businesses agree
- Organisations agree.
- Statutory Bodies agree

## Recorded Comments on Objectives

### Objective 1 – Built Environment

#### Organisation 1:

Agree – But all properties in conservation area should be informed by circulatory document from Town Council? Regarding procedures to be followed for changes/alterations. Particularly new businesses! There should be a leaflet @ Town Council Offices.

1. Whilst this is only a draft, a Contents List, Index or whatever, at the front could be an advantage.
2. The Built Environment – Introduction; we understand that the *Ponteland Development Trust* is pressing ahead with a project to turn the Library on its present site into a “Community Hub”. If this idea is accepted by NCC then perhaps they should be included in the list of organisations through which a Community project will be delivered.
3. Referring to page 4, The Society is “*particularly concerned*” that proposals to build on the triangle to the NW of Rotary Way will bring the SE boundary of Ponteland closer to the Airport and Newcastle. Any such proposal contrasts with the stance taken by the NCC at the Birney Hill Inquiry.
4. We are concerned that any proposals to allow access roads to Rotary Way for relocated schools or other purposes will bring congestion to any future Relief Road around Ponteland (of which Rotary Way would form part) and impair its effectiveness. At the very least, the Dobbies Roundabout could be a very busy place at peak times, and perhaps a dangerous one.
5. We endorse proposals to control Front Boundary Treatments and, if necessary, the use of an Article 4 Direction. There are a few residents of Darras Hall (in particular) who do not appear to acknowledge that they have signed up to a covenant governing such matters.
6. We consider that the green sward on which the present Library is located is a valuable asset and must be retained. We suggest that any redeveloped Library/Community Hub should not lead to the loss of significant proportion of the existing green area; this might be achieved by judicious use of a part-2-storey design, possibly in stages sections. The appearance should be based on the local vernacular style and be compatible with the flats opposite at Peel House. The future requirements for car-parking to serve this Hub must be accorded careful consideration.
7. The cartilage of the Blackbird is, indeed, all concrete/macadam but at least if fulfils the requirement for adequate car-parking and the current vogue for outdoor seating. Existing trees/shrubs need to be safeguarded to improve screening.
8. The wall and surroundings of the War Memorial have been rebuilt/refurbished in the last two years; the Town Council is probably on top of the situation. The Memorial Hall, on the other hand, is a tired-looking building which requires money spent on it both inside and out; where is the strategy for this?

9. We agree, in general, with the questions listed under “Other Conservation Area management issues” although some may be more feasible than others. In particular; “any extensions should be clearly subservient to the original building”. Perhaps we should include the word “practicable” since in the case of Bellville House, for example, the present portico was built higher than the previous one for the reason that the latter was not high enough to accommodate a habitable room behind it. (See slide by Dorothy Warner). Work on a “shop front design guide” has not yet begun, but will be based on similar studies carried out in other parts of Northumberland.
10. We agree with the proposed removal of all A-boards along the A696 (although note that a few may actually be on private land) but have been generally disappointed with the rather passive stance taken by the PTC – working through the NCC is evidently required. On the other hand, A-boards in some locations such as Merton Road may add something to the local character – particularly on Market days. We suggest that a valid criterion for the denial of A-Boards (other than on the A696) would be the presence of a real obstruction and/or danger to pedestrians. This particularly so to the disabled – an approach taken by Hexham Civic Society. A few Members of the PCS take the view that all A-boards should be permanently banned, but that hardly seems a feasible approach.
11. Under the heading “Strategic Policy Context and Evidence” the policies derived from the 2003 Castle Morpeth Local Plan should be carried over, subject to a review to ascertain their relevance. The application and history of PH3, in particular, needs to be checked, we believe that this was the subject of a legal challenge before the 2003 CMLP was formally issued, but the details no longer seem to be available on the NCC website. We suspect that breaches of PH3 took place several years ago (while the DHEC occupied elsewhere?) and this may have compromised the subsequent legal force of policy PH3.
12. Under “National Planning Policy Framework”, we agree wholeheartedly with the sentiments expressed under the four bullet points.

**Organisation 2:**

Agree. Include “Ponteland Development Trust” in List of Organisations, since it has plans for Library. We remain concerned at the prospect of building on land to the NW of Rotary Way and the possibility of road access on to the Relief Road. We support action on boundary treatment. Suggest look at Hexham Civic Society’s actions re: A-Boards. We agree with the carryover of CMBC Policies, but think that the history of PH3 needs to be explored more closely.

**Organisation 3:**

Agree on your objectives.

**Organisation 4:**

I support the policy intention to protect the special character of Ponteland, and that any new development respects this character and enhances it. I support the project proposal to encourage green frontages.

**Landowner:**

All objectives agreed in principle

**Developer:**

Important that any policy regarding listed buildings is flexible and allows for internal and external alterations provide they respect the design and character of buildings.

**Business 1:**

Agree however street clutter is excessive. Boundaries of properties becoming too defensive.

**Business 2:**

Yes

**Business 3:**

Yes

**Business 4:**

The Banks plan for general housing and sports/school movement is needed ASAP

**Business 5:**

Agreed. Steps must be taken to maintain the historic character of Ponteland in terms of space, density, design, materials and quality. Ponteland must retain the 'feel' of a village despite being its designation as a town. Ponteland must maintain a rural rather than a suburban setting.

Redevelopment in Darras Hall should be restricted to maintain existing density.

**Statutory Consultee 1:**

Plan pages in this section run horizontal then vertical, all others run vertical then horizontal

I support this objective

**Statutory Consultee 2:**

I support this objective.

**Objective 2 –Natural Environment****Organisation 1:**

Yes but include Duns Green area where Millennium Tree is planted.

1. We agree fully with the proposals regarding "Green Infrastructure in Ponteland" particularly in respect of the loss of historic hedgerows and trees. The need for some stronger method of enforcement does, however, seem to be a necessity, in the face of some residents (particularly in Darras Hall) who sometimes change frontages as they please and against whom no adequate sanctions appear to be available. Some resistance to the imposition of an Article 4(2) Direction can be foreseen.
2. The River Pont is, as stated, an important wildlife corridor but this importance has not, in the past, been given adequate weight by NCC (or the Environment Agency as a Statutory Consultee). Thus, for example a *less than* 5m. gap between flats being built at the former Mill House site, and the River Pont was allowed instead of the normally-required 10m. This error has been compounded by the fact that all vegetation has been removed from the river bank at this point – so how can this now act effectively as a "wildlife corridor"?
3. There is a problem with regard to "leaving vegetation along the banks of the river..." in that – like many rivers in Northumberland – there is an ongoing infestation of the alien species Himalayan Balsam, and annual efforts at removal are undertaken by volunteers.
4. With regard to the proposed "Management of a buffer along the river Pont", there is a potential weakness in that it should "not conflict with other users". In the case of



developers, it would appear that the developer often succeeds (see above). It may be thus advantageous to include Ponteland Part in the “Local List” together with designated parts of the river bank lying within the settlement boundary.

5. Regarding footpaths, there may be a number of footpaths which, by reason of their narrowness of serpentine track, are not inherently suitable for cyclists as well as pedestrians. Not everyone feels that cycling is automatically appropriate on all pathways, bridleways, pavements and disused railway tracks.
6. Under “Open Spaces in Ponteland” we comment that the green space surrounding the present Ponteland Library (or some proportion of it – dependent upon future development) does not appear to be included in this list. Should mention be made? We should note that a previous Merton Way development proposal would have covered it with a 3-storey Care Home.

**Organisation 2:**

Re: “Green Infrastructures in Ponteland” we agree totally but enforcement is a problem. Builders must not be allowed to compromise the Green Corridors along the River Pont bank. Leaving vegetation will leave a problem with Himalayan Balsam.

**Organisation 3:**

Agree in principle.

**Organisation 4:**

I support Objective 2 and the positive enhancement of green infrastructure, biodiversity and recreation.

Wildlife corridors, particularly the Pont corridor, are very important to a healthy habitat and community. Trees and hedgerows should be protected and enhanced. Any new development should add to biodiversity.

**Landowner:**

All objectives agreed in principle.

**Business 2:**

Yes

**Business 3:**

Yes

**Business 4:**

Fine as planned

**Business 5:**

Fully supportive of a policy to resist the loss of hedgerows/maintain green frontages and especially in Darras Hall where the rural character is disappearing. Landscape corridors and areas are critical to maintaining the rural character of Ponteland.

**Statutory Consultee 1:**

3.4.1. Needs to show that the lost appeal was ‘against refusal of permission’. Existing wording is ambiguous.

**Statutory Consultee 2:**

It would not be possible to disagree.

**Objective 3 – Housing****Organisation 1:**

Agree but stronger emphasis is needed from NCC re S106 agreements!  
(Can County be relied upon to equate their housing need assessment with ours!)

**Organisation 2:**

Darras Hall Byelaws already ban most development of residential gardens. We agree with the logic re calculating housing requirements.

**Organisation 3:**

Agree with your proposals.

**Organisation 4:**

I support Objective 3. New housing should be carefully planned to supply the type of housing which is needed while enhancing the character of Ponteland. Affordable housing is needed.

**Landowner:**

All objectives agreed in principal.

**Developer:**

Clarity on the affordable housing requirement which we believe is 15% across the plan period.

Opportunity to allocated sites rather than simply suggest locations. We support development to the north of Ponteland but also in other areas such as Medburn.

Need for 'smaller housing' should be widened and not harm the viability of sites coming forward.

**Business 2:**

Yes

**Business 3:**

Yes

**Business 4:**

More affordable housing and first time buyers houses are desperately needed. Not everything has to be worth £500k but if that's what it takes to get a developer involved we have to understand that. The new town of Ponteland has to have a lot more working age people.

**Business 5:**

Sites with existing consents should be built and brownfield sites exhausted before any development should be considered on a Greenfield site let along the green belt. The requirement for housing seems excessive. Maybe key worker accommodation should be considered to provide housing purely for people who work in the area, e.g. teachers, shop assistants, etc...

**Statutory Consultee 1:**

Affordable housing needs to be built under a framework which ensures it remains affordable.

**Statutory Consultee 2:**

Agree

**Objectives 4 & 5 – Local Economy****Organisation 1:**

Agree. I consider it essential that the nursery site Call Lane be used for car parking – Page 3 of Local Economy Section – floor risk zone 2/3 so not housing. There should be a limit to number/type of businesses e.g. restaurants in the stretch – particularly ~Bell Villas to prevent it becoming a “strip”.

**Organisation 2:**

Ponteland Medical Centre needs more local car parking. Ponteland desperately requires more central public car parking. The Callerton Lane Nursery site would be ideal. There needs to be a Policy to restrict the number of certain types of business e.g. restaurants, on Main Street and Bell Villas. Prudhoe used to have a Policy in force for this purpose, and why not us?

**Organisation 3:**

Agree with your objective to create jobs.

**Organisation 4:**

I support these objectives. Redevelopment of Merton Way and further health centre provision are both much needed.

**Landowner:**

All objectives agreed in principal

**Business 2:**

Yes to both

**Business 3:**

Yes to both

**Business 4:**

The centre of the village has major problems with car parking, so the houses have to be thought through and within walking distance. The village is just awash with restaurants and estate agents. Trade is slowing down markedly as everyone will tell you. Merton Way is a mess and would attract no-one. Most people on Darras Hall do not support or spend anything in the village mainly because they are old. All the green belt signs need to come down, it is turning people away as they think they are for sale signs. Merton Way would be better as a smaller service with bigger car park. Centre of town is sorted outlying areas can't function

**Business 5:**

Agree wholeheartedly. We need to create greater employment opportunities so that people live and work here rather than live here and work in Newcastle. This would create daytime activity in Ponteland supporting retail rather than evening activity which supports only the restaurants and

bars. Ponteland needs a town centre which it's currently lacking – the redevelopment of Merton Way would have transformed the centre and enhanced community cohesion. Ponteland should be a destination rather than a village which is merely driven through. Tourism and visitor development would help enormously.

**Statutory Consultee 2:**

Yes

**Objective 6 - Transport**

**Organisation 1:**

Agree - but would a 20 m.p.h speed limit help??See Northumberland and Newcastle Society current campaign.

**Organisation 3:**

I agree with objective 6 to create recreation routes.

**Organisation 4:**

I support this objective. The provision of a relief road is needed. I also welcome suggested speed limits. Any relocation of schools should, as suggested, should plan to relieve traffic problems at pick up times.

**Developer:**

The phase 1 link road is supported as it unlocks key development parcels and provides the opportunity for bus links through the land.

**Business 1:**

Traffic in the village is becoming impossible at times – also parking. Eland Lane is used as an overflow car park, particularly at weekends. So many cars parked that emergency vehicles could not get through. A farm with huge amount of flammable material.

**Business 2:**

Yes

**Business 3:**

Yes

**Business 4:**

- 1) If new houses enter from Rotary Way no problem
- 2) Traffic lights need re-planning
- 3) Take away mini roundabout
- 4) Make road round Meadowfield to school one-way
- 5) Stop all parking / loading / on kerb lines

**Business 5:**

I do not support a relief road as I believe it would have a negative impact on the economic well being of Ponteland. Public transport provision needs to be improved.

**Statutory Consultee 2:**

Yes

**Objective 7 - Flooding**

**Organisation 1:**

Agree. Especially point 3 -G. Land sloping down to the Pont therefore should not be built upon as it holds water (until extreme events).

**Organisation 3:**

No-one wants flooding. In agreement.

**Organisation 4:**

I support this objective.

**Landowner:**

All objectives agreed in principal.

**Business 2:**

Yes

**Business 3:**

Yes

**Business 4:**

None

**Business 5:**

Any development/redevelopment should be subject to appropriate tests if there's an increase in hard standing areas.

**Statutory Consultee 2:**

Yes

**Objectives 8, 9 & 10 – Community Wellbeing**

**Organisation 1:**

Agree but health centres should be more easily accessible – a big mistake was made moving H.C. to sweet factory site on Mount.

**Organisation 2:**

No comment.

**Organisation 3:**



- 1) Agreement to help ageing population.
- 2) To help all sectors for health care.
- 3) To improve leisure for everyone.

**Organisation 4:**

I agree with these objectives. Improvement in health care facilities is important. Developers should contribute substantially to community services.

**Landowner:**

All objectives agreed in principal.

**Business 2:**

Yes to all

**Business 3:**

Yes to all

**Business 4:**

More/better Doctors facilities (we have enough Dentists). Re-develop Memorial Hall (past its best)

**Business 5:**

Housing for the elderly should not be limited to care homes, flats etc... but also bungalows with appropriate supports.

**Statutory Consultee 2:**

Yes

**Objectives 11 & 12 – Youth Provision**

**Organisation 1:**

Agree but car parking around schools needs careful and sensitive thought.

**Organisation 2:**

There is never enough car parking adjacent to schools. This matter should be seriously considered.

**Organisation 3:**

To ensure schools are in the correct location for transport. Leisure facilities near schools in the parish.

**Organisation 4:**

I agree with these objectives. A community hub, to be used by residents of all ages is much needed.

**Landowner:**

All objectives agreed in principal

**Business 2:**

Yes to both

**Business 3:**

Yes to both

**Business 4:**

Just need more youth

**Business 5:**

Priority should be given to children who reside in Ponteland to its schools. This creates cohesion amongst the young and pride in Ponteland. Additional recreational space is essential. Leisure centre needs to improve.

**Statutory Consultee 1:**

Suggest '11' should say 'The current and projected pupil population rather than 'our'. Pontelands own population will remain too small to support a 2 – 18 YO school system.

Youth Club Hut – suggest replace or re-locate.

3.1 – Support statement of transport

**Statutory Consultee 2:**

Yes

## **Appendix 13**

### **Revised Vision, Objectives and Policy Options 2016**



# Ponteland Neighbourhood Plan

## **WELCOME**

### **To this Revised Vision, Objectives & Policy Options Consultation**

Your views are valuable to us and will inform development of the Plan for presentation to the wider community

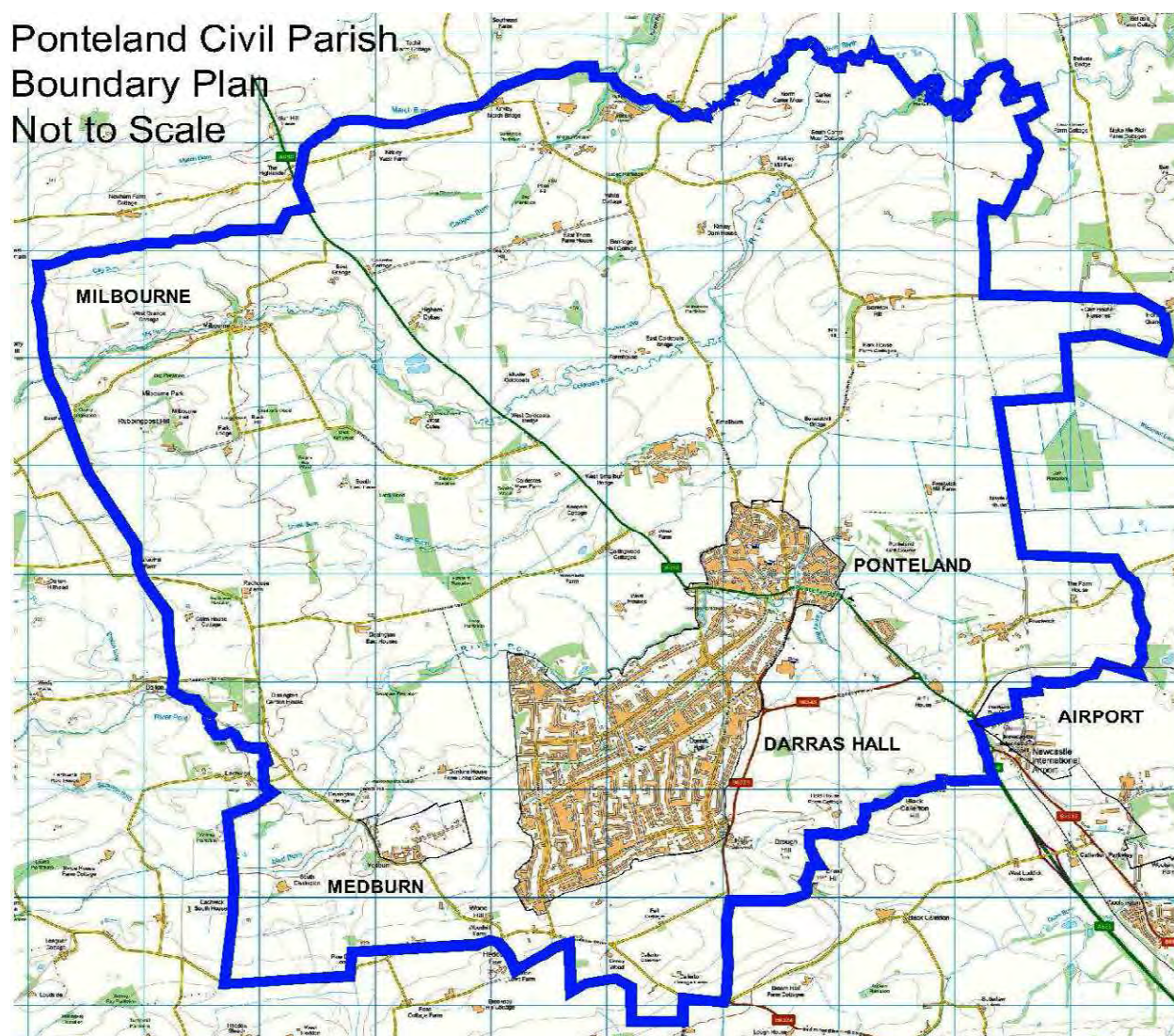
Please take time to read the document which is available on the boards or as printed copy on the tables

Questionnaires are provided for your comments

# Neighbourhood Planning

A Neighbourhood Plan gives communities direct power to develop a shared vision for the neighbourhood, shape the development and growth of the local area. It's a powerful tool to ensure the right types of development for the community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area

Please note when making your comments that legislation does not allow Ponteland Neighbourhood Plan to have policies to protect the greenbelt, or to control housing numbers for the area. We cannot plan for land that is currently in the greenbelt, even though the County Council may be proposing to delete some of these greenbelt sites. These matters are in the jurisdiction of the County Council



The Ponteland Neighbourhood Plan has to plan for the number of houses in the County Council's Core Strategy regardless of whether the Town Council agree with them or not. This restricts what site specific housing policies we can have at this stage but we welcome your feedback on other Policy Options



# This Consultation

This is the final consultation stage before we produce our full draft Neighbourhood Plan for Ponteland. We have consulted you, the community on what issues you felt were most important in Ponteland over the last two years, and we have now translated those into a Vision for Ponteland over the next 20 years, and a set of 10 objectives. These objectives can be achieved through a combination of Planning Policies, and Community Projects. The Planning Policies have to be land-use planning policies and also they must comply with stringent regulations. Where we cannot have a land-use Planning Policy, we have proposed Community Projects to take forward issues raised by the local community. These are contained elsewhere.

The 'ticks' beside each objective on the questionnaire identify potential land-use planning policies for the Ponteland Neighbourhood Plan

## A “Five Stage Process” for developing a Neighbourhood Plan

### 1. Area Designation

The application by Ponteland Town Council, which included a map of the proposed neighbourhood area and why it is appropriate for neighbourhood planning process, was approved by NCC in June 2013

### 2. Preparing & Publishing the Plan

This includes establishing community aspirations and priorities, identifying a vision and objectives, and consulting on the plan to-date.

### 3. Submission

To include a map of the area, draft plan, statement on how it meets basic conditions, consultation statement. The plan will be publicised by NCC for at least 6 weeks

### 4. Independent Examination

Neighbourhood development plans must be examined by an independent examiner to test whether they meet certain legal requirements before they may be put to a local referendum and adopted by Northumberland County Council. The Independent Examiner will recommend whether the plan should be put to a local referendum

### 5. Referendum

NCC, where recommended, will organise a local referendum. For the neighbourhood plan to be adopted it must receive majority support from the local community. If more than 50% of the Ponteland respondents vote in favour of the plan then NCC must adopt it as planning policy

## What is the format of this Consultation Event?

A revised Vision Statement and 10 Objectives setting out the proposed future of Ponteland, in a 6 week consultation starting on the 1st April to the 15th May 2016, named "Revised Vision, Objectives and Preferred Options Consultation"

## How to find out more about the Consultation?

Have you read the articles in the April Pont News & Views, pages 14 & 22 and received your copy of the questionnaire? Or by visiting our website at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

## Why is this important for you to get involved?

This is the **FINAL CONSULTATION STAGE** before we produce our full draft Neighbourhood Plan for Ponteland. We have consulted you and the community on issues you felt were most important in Ponteland over the last three years. We have now translated those into a Vision for Ponteland over the next 20 years with a set of 10 objectives

## Why Revised?

Since the last community consultation in the autumn 2014 we have asked you about future housing need in Ponteland, held a Stakeholders Event in 2015 and taken into consideration any concerns from the statutory bodies, interests of local businesses, landowners and developers. All of this we are required to do under the Neighbourhood Planning Regulations. All of the views and concerns from all parties have been considered in our revision process and now, we are ready to invite the community to get involved

## Why Consult?

Before we produce our Full Draft Neighbourhood Plan for Ponteland, we have to show we have consulted with you, the community and on what issues you felt were most important in Ponteland over the last three years, and we have now translated those into A Vision for Ponteland for the next 20 years, and a set of 10 objectives

## How can I get more information?

By viewing the website where all the information and evidence is stored.

## How can I get involved?

By completing the Consultation Questionnaire which has been delivered with the Pont News & Views and returning it in the Freepost envelope supplied. Or by using the online version on [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk). You can also fill in the consultation here

## What is included in the 6 Week Consultation?

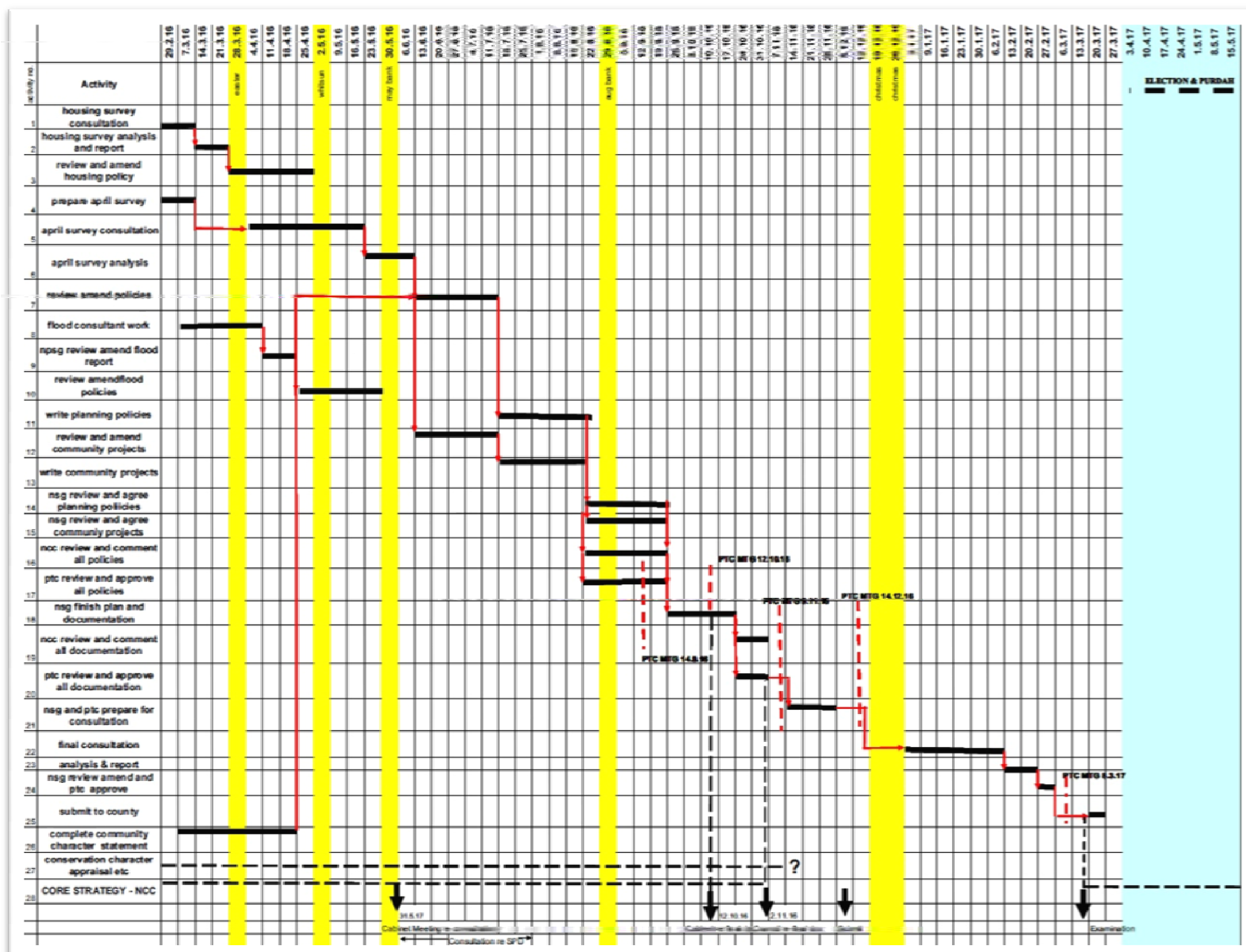
The Objectives can be achieved through a combination of Planning Policies, and Community Projects. The Planning Policies have to be land-use planning policies and also they must comply and be tested by an independent examiner. Where we cannot have a land-use Planning Policy, we have proposed Community Projects to take forward issues raised by the local community

## What are Community Projects?

Where we cannot have a Planning Policy, we have proposed Community Projects to take forward issues raised by the local community

## What will be our Next Steps after the completion of this Consultation?

- We will process the results, and start working on a full draft plan for Ponteland
- We will carry out a full Regulation 16 consultation on the 'pre-submission draft Plan for a statutory period of 6 weeks
- We will make any amendments that are needed, and submit our plan to NCC who will then re-consult on the plan for 6 weeks
- NCC will then appoint an Independent Examiner, to check that the Plan meets the statutory requirements (Basic Conditions)
- If the Plan passes examination, it then goes to Referendum; every resident in the Civil Parish will have the opportunity to vote
- If more than 50% of the voters say 'yes', then our plan will be 'made', and become part of Local Development Plan for the area (which will consist of "Our Plan" and the NCC Core Strategy when it is adopted)



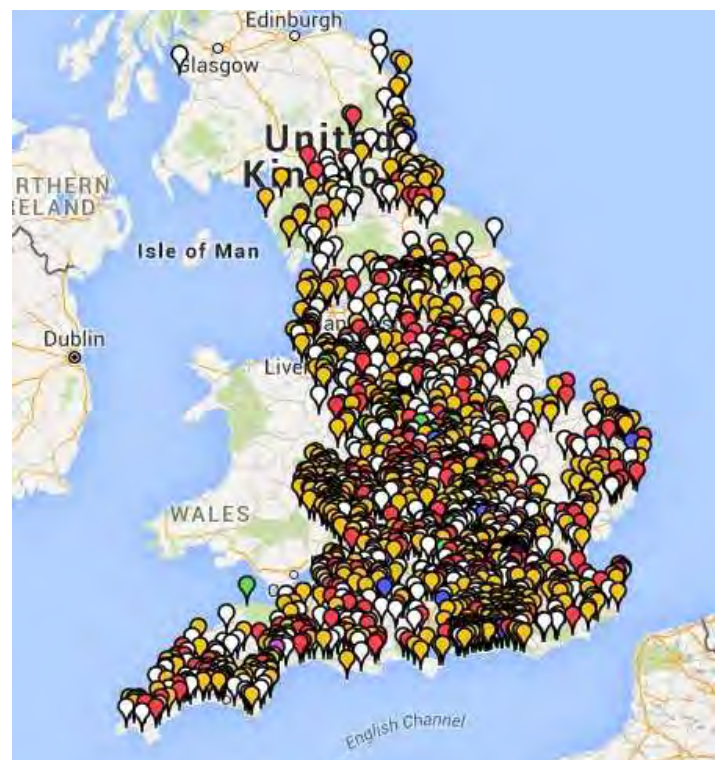
# Neighbourhood Plan Champions

Alma Dunigan is a Neighbourhood Planning Champion. Locally, Stannington and Morpeth also have Champions

Neighbourhood Planning Champions are spreading the message about neighbourhood planning, to help to build on and expand the growing neighbourhood planning movement. In return the Department for Communities and Local Government offers information and resources, an open door to champions to ask questions or feed back to the neighbourhood planning team, and networking opportunities for updates and to share views

The Champions include representatives from communities, business forums, planning officers and local authority elected members and senior officers. They are all engaged in neighbourhood planning in some way, including several from local authorities and communities that have neighbourhood plans in place or have passed referendum or examination

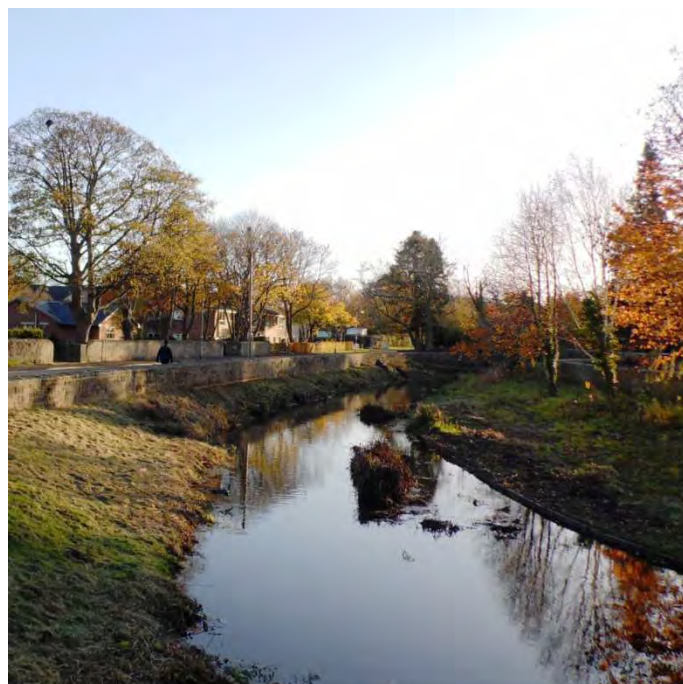
Not all Neighbourhood Plans have Champions. Currently nationally there are 1651 Plans designated of which 303 have been submitted, 208 are at examination and 124 have been adopted



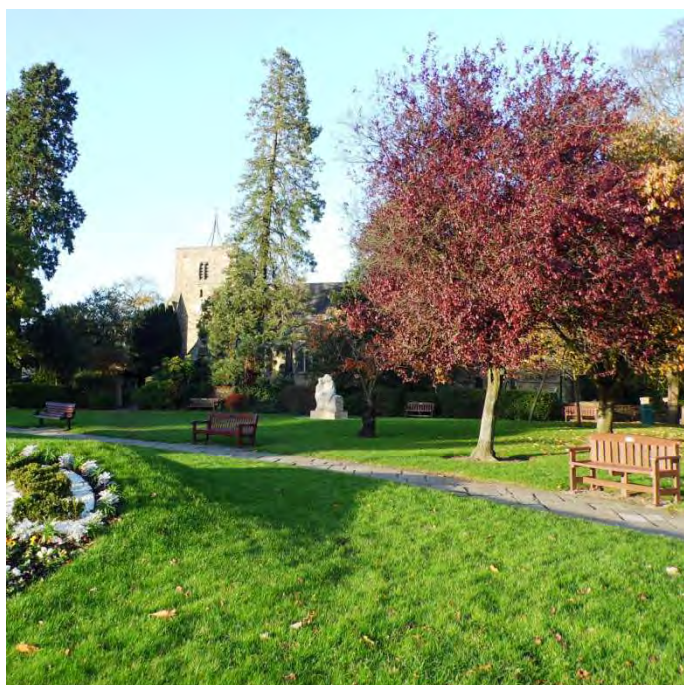
Please move to the next section and comment on our Vision, Objectives and Policy Areas using the questionnaires provided



# OUR VISION



**'Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable place to live, work and visit.'**



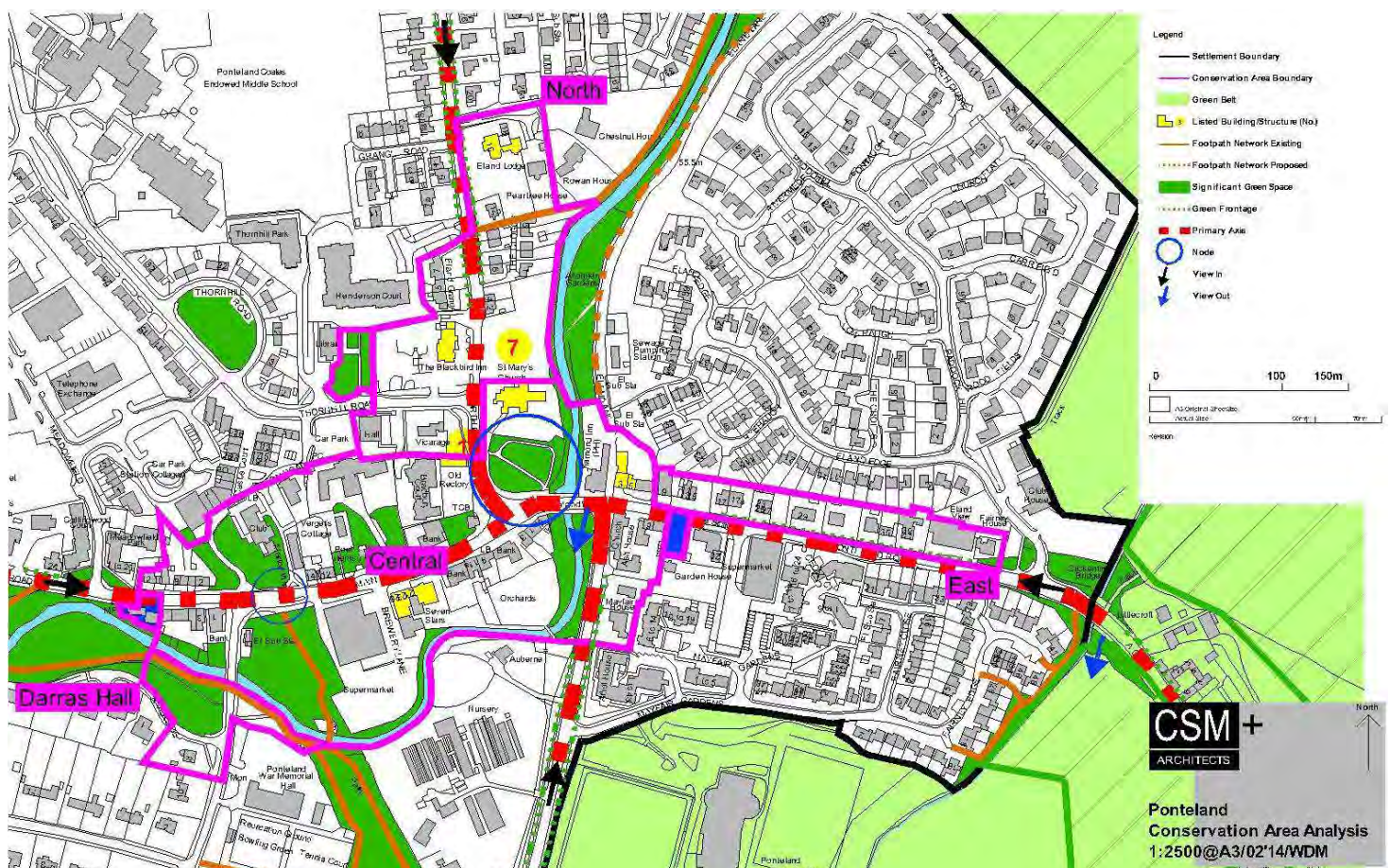


## Objective 1: (Built/Historic Environment)

To ensure that new development contributes positively to the unique historic and natural characteristics of the parish of Ponteland

TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure new development respects the special character of the Ponteland Conservation Area
2. Ensure that new residential development in special character areas (for example, Darras Hall) preserves the special character of the area
3. Incorporate sustainability measures into our new buildings where possible
4. Identify local heritage assets - these are buildings which are not listed but do have a local historic value
5. Have specific policies for the smaller settlements in the Parish and we could define settlement boundaries





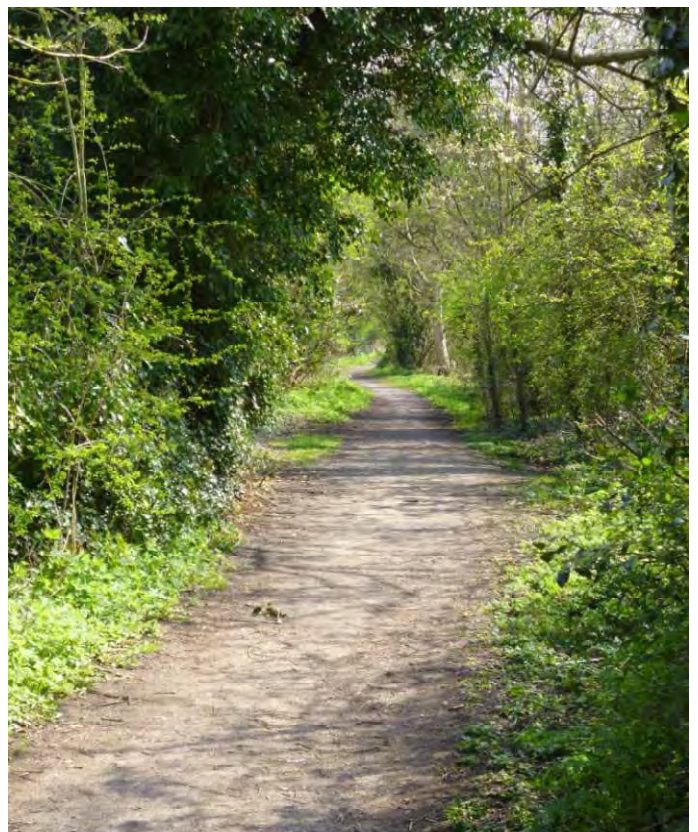
## Objective 2: (Natural Environment)

To plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland

TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Have a policy to protect and enhance identified Wildlife Corridors in Ponteland
2. Identify Local Green Spaces in Ponteland which can be protected from development
3. Allocate land adjacent to Ponteland Cemetery for expansion of the cemetery and ensure that areas adjacent to the cemetery that are developed, incorporate effective screening, landscaping and habitat improvements
4. Protect special landscapes and landscape areas around Ponteland where there is evidence to support this approach
4. Protect Sites of Special Scientific Interest and Local Wildlife Sites
6. Have policies to seek the incorporation of multi-functional green space and Sustainable Urban Drainage into new developments
7. Seek improvements to habitats, wildlife corridors and links through the use of developer contributions where viable

- ***The Civil Parish includes a number of green spaces important for leisure and recreation including Ponteland Park as well as informal green spaces contributing to the “Green Approaches” and allotments***
- ***Wildlife corridors are important in providing connectivity between different habitats. Designated wildlife corridors have been identified and require preservation***



## Objective 3: (Housing)

The Neighbourhood Plan will provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs

### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Define what the affordable (social) housing provision levels should be for Ponteland, based on the recent Housing Needs survey which has been undertaken
2. Identify the type and mix of housing that Ponteland needs, based on the recent Housing Needs survey
3. Restrict housing in residential gardens in the Plan area
4. Seek to direct new housing to brownfield sites in Ponteland
5. Have a positive policy approach to new housing on the Industrial Estate in Ponteland and other brownfield sites
6. Have a criteria based policy on new larger housing developments to ensure the development benefits Ponteland through being well designed, integrated into the village, providing new green open spaces, enhancing existing green corridors with good pedestrian/cycle links to the village centres

***When making your comments on this section please note that legislation does not allow the Ponteland Neighbourhood Plan to have Policies to protect the Green belt, or to control Housing numbers for the area***

### Housing Need Survey-Sample Observations

- Response approaching 30% of households
- Type of resident mainly owner occupier, 57% no mortgage, low household occupancy with 3-4 bedrooms
- Signs of required future housing, within and beyond 5 years.
- Price range for purchasing new housing £250k-£500k, identified by 50%
- Reasons for moving, too many bedrooms, retirement and family reasons
- 3 types of mover, resident house owner, splitting household and under 18 departing
- Where? Civil Parish except under 18 departing
- What would you be looking for?

Generally older house owner looking to stay in the community \_ detached house/bungalow (smaller)

Splitting household \_ semi detached 2 bed accommodation

- What is stopping you from moving? Lack of suitable property and the type of housing required. A splitting household unable to afford, lack of availability of type.
- 70% of households wanting to move are not looking to rent
- No health issues just limited number needing social services

#### Other influences

- 1-3 cars per residence, highest use for convenience, school run
- Other transport, community minibus/dial a ride/patient travel
- Importance of public transport-Important & desirable to residence
- Comments public transport, dissatisfied with frequency, punctuality, locations and bus conditions. Satisfied with getting on/off bus
- Improvements connection to Metro & Callerton Park, later service times & increased frequency.
- 90% residents shop in Ponteland

***Thank you to everyone who completed the recent Housing questionnaire. The full results will be published in the June edition of Ponteland News and Views***

## Objective 4: (Business and Employment)

To identify and encourage employment opportunities for sustainable economic growth, leisure, and tourism across the Parish

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Define an area for a Community Hub building to be provided which could house small-scale employment units for small businesses, alongside other facilities for the local community
2. Positively encourage new hotel accommodation in Ponteland
3. Identify sites for additional parking, so that new development proposals for leisure, tourism or employment, include adequate parking provision
4. Have a positive policy with regard to rural business development proposals



## Objective 5: (Retail)

To enhance, diversify and improve the range of shops and services in Ponteland

**TO IMPLEMENT THIS OBJECTIVE THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Provide a positive framework for the re-development or improvement of the Merton Way shopping centre and the Broadway Shopping Centre
2. Define where we think the 'Key Shopping Areas' are for Ponteland





## Objective 6: (Transport)

To make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Improve identified pedestrian routes, and improve and extend identified cycle routes and ensure that cycle/pedestrian links are incorporated into new development
2. Ensure there is enough car parking provision in new development, and provide a positive framework for new car parking provision in Ponteland

***When making your comments on this section, please note that legislation does not allow the Ponteland Neighbourhood Plan to have policies on a Relief Road for Ponteland***



*Reivers Cycle Route, Ponteland*

*Regional Route 10 of the National Cycle Network follows the line of the old railway which ran from Darras Hall via Ponteland to South Gosforth. The railway opened in 1913, was never a commercial success and closed to passengers in 1929. The line finally closed in 1954*



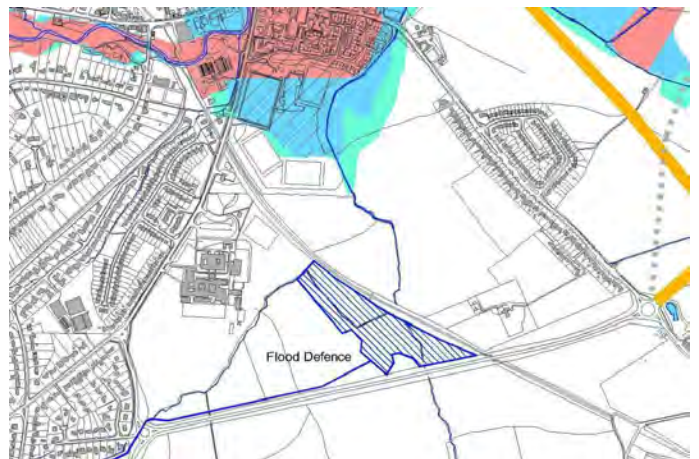


## Objective 7: (Flooding)

### To reduce the causes and impacts of flooding in Ponteland

#### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure all new developments, conversions and extensions provide separation of surface water from foul water in on site private drainage and connections to adopted sewers, even when the receiving sewers are combined
2. Ensure surface water discharge from new developments is restricted to a peak flow in line with the lesser value of a Greenfield run off rate (Qbar) or 5 litres/second
3. Ensure surface water systems for new developments shall include for a 10% allowance to accommodate future flows generated as a result of urban creep
4. Ensure sustainable Urban Drainage systems is integral to all new development
5. Ensure land located to the north of Rotary Way and at a level of less than 60.00m AOD is kept available for flood storage to facilitate overtopping of the Fairney Burn and its tributaries
6. Provide for a community infrastructure levy or a Section 106 agreement where such a levy will be beneficial to existing and proposed developments. The levy would contribute towards flood risk mitigation



## Objective 8: (Older People)

### To Ensure that the neighbourhood plan provides for the ageing population in and around Ponteland

#### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure sufficient suitable housing available to meet the needs of the ageing population
2. Seek to integrate 'accessibility' for the elderly and less mobile into new development

## **Objective 9: (Health Care and Leisure)**

**Ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities**

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Have a positive policy encouraging new leisure development, specifying a criteria based approach to ensure any new proposed development is accessible to all
2. Identify where developer contributions for leisure facilities/recreation could be spent



## **Objective 10: (Education and Young People)**

**To ensure that our schools are well-planned to meet the needs of our current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland**

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Have a policy which has a criteria based approach to any new education development in Ponteland (related to pedestrian/cycle access, transport, design, landscaping, recreational space, etc.)
2. Identify areas of recreational value to protect as Local Green Space
3. Ensure that any development that involves the loss of a recreational facility, replaces it with an equivalent facility elsewhere
4. Identify areas where developer contributions could be spent on additional/improved recreational space

**Please move to the next section to comment on  
our List of Community Projects**

## Community Projects identified in the draft Plan

A list of Community Projects has been created through the consultation process and the development of the policy areas

These cannot be addressed through planning policies nor can they be delivered by the Neighbourhood Plan Group

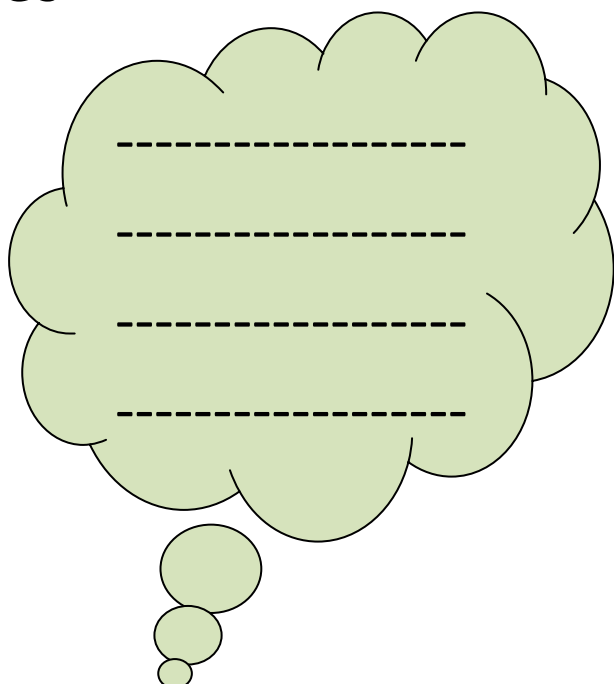
Local Organisations are invited to get involved with delivering these Projects

- During 2015 Ponteland Community Partnership hosted "Ponteland Question Time" and appointed a Youth Ambassador to promote young people
- The Ponteland Civic Society are preparing a "Local List"

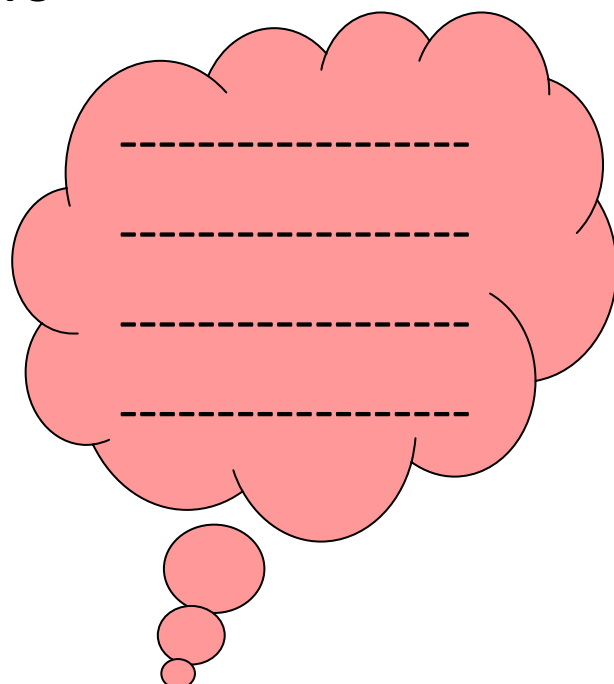
We would encourage other local organisations to get involved

Please use the "post it notes" provided to indicate your agreement and add comments

Yes

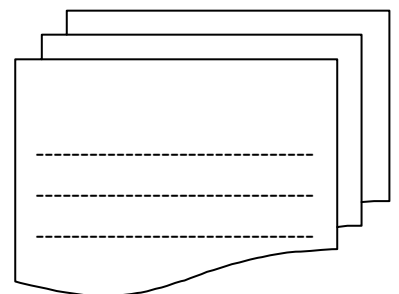
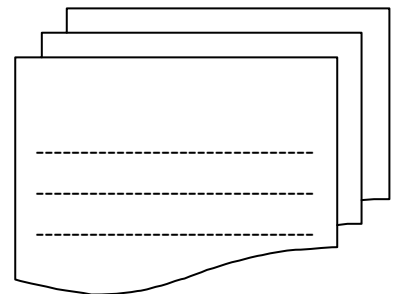
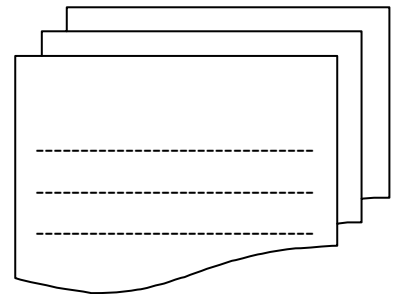
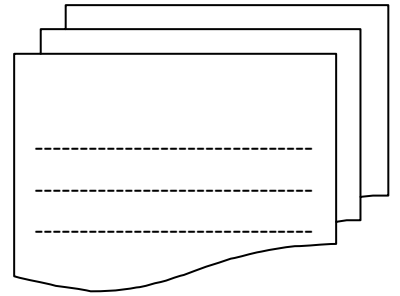
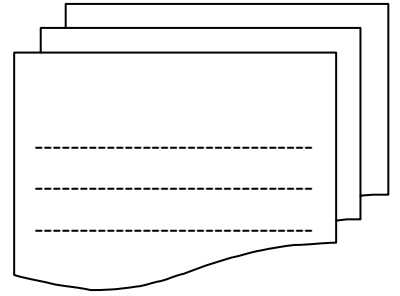


No



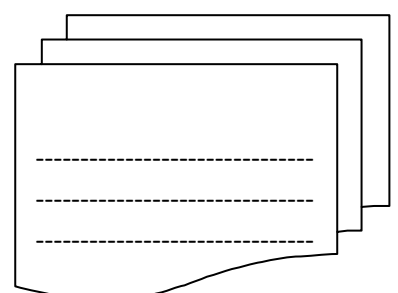
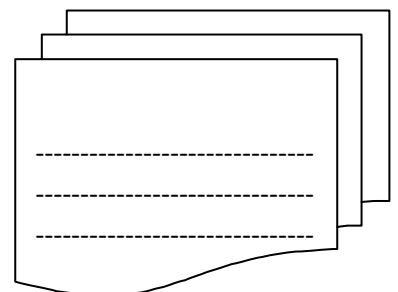
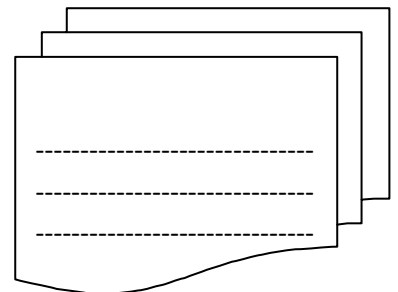
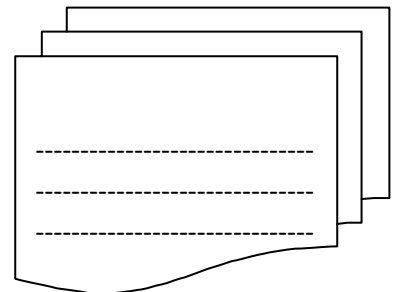
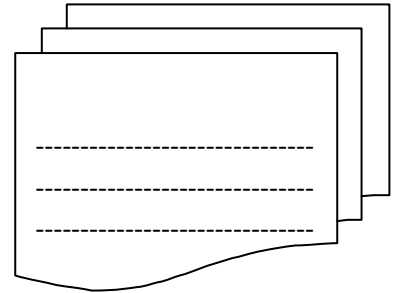
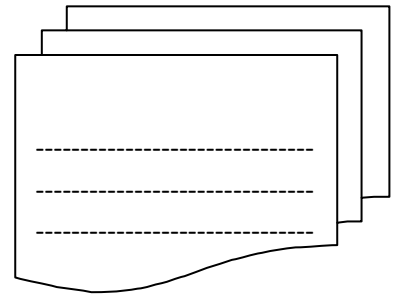
## Environment

- To work with NCC to extend the Conservation Area boundary in Ponteland and to develop and adopt a Conservation Area Character Appraisal for Ponteland
- To support the Red Squirrel group in Ponteland to maintain and improve the populations of red squirrel locally
- To liaise with landowners and other stakeholders to safeguard land needed as flood storage areas
- To work with Northumberland County Council (NCC) to get an Article 4 designation on parts of Ponteland where it is desirable to remove permitted development rights for front boundary changes
- To work with NCC and local businesses to reduce and standardise the amount of 'A' boards on the streets



## Transport & Infrastructure

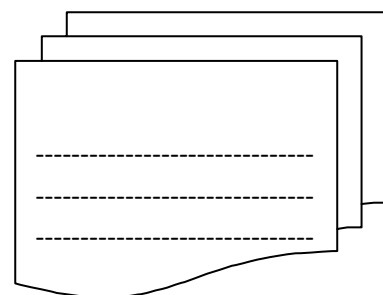
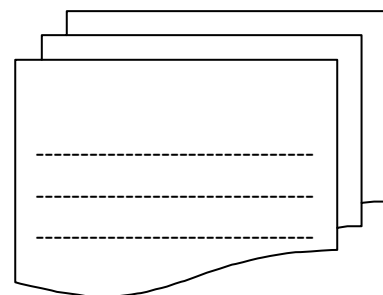
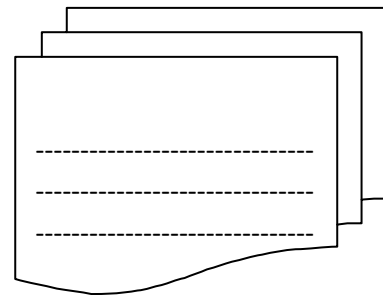
- Continue to work with NCC and press for a relief road for Ponteland
- Work closely with the Bus Users Group in Ponteland to improve the reliability of public transport in Ponteland, and seek to promote investment in real-time information at key bus-stops in Ponteland
- To work with local groups and NCC to identify key 'accessibility hot spots' where improvements could improve accessibility for those with mobility impairments
- To work with NCC to seek funding allocations for improvements to cycle infrastructure in Ponteland
- Work with NCC to implement a 20mph limit in some areas of Ponteland (particularly around the schools)
- Proposals under the Transport objective, to improve accessibility to public transport for the older person





## Health

- To seek to secure additional GP services in Ponteland to meet the needs of local residents
- To seek to work with service providers and others to secure better access to healthcare in Ponteland
- Seek to implement the Ageing Well in Northumberland Strategy



***Ageing Well is a positive approach to planning and working with local people to ensure Northumberland is a good place to grow older. It seeks to promote the health and wellbeing of older people within their local communities while also valuing the skills, experience and energy people offer.***

***Ageing Well is co-ordinated by the involvement and service development team within adult community services.***

***Ageing Well also supports the development of community projects in response to identified needs. Examples include gardening activities for people with dementia; supported healthy walks; dementia awareness training in communities and for staff groups e.g. bus operators, landlords.***

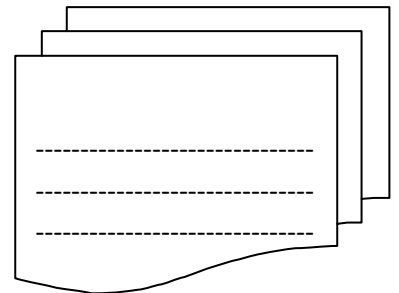
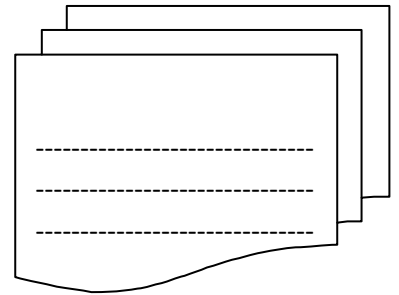
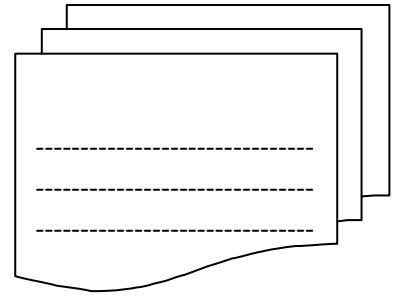
***Ageing Well is funded by Northumberland County Council and supported by the active involvement of older people around the county. The Ageing Well Partnership Board maintains effective partnerships to develop a co-ordinated approach to the strategic planning for older people.***

***The Ageing Well Network supports the partnership between statutory and voluntary sector organisations, sharing information to ensure access to support and efficient use of resources.***

***Ageing Well and dementia forums provide information for individuals and give the opportunity for people who use our services to inform developments.***

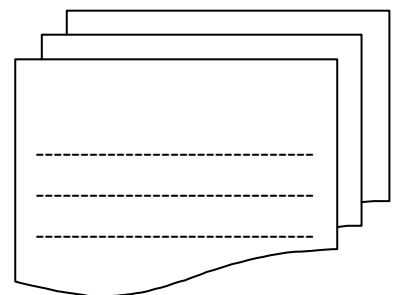
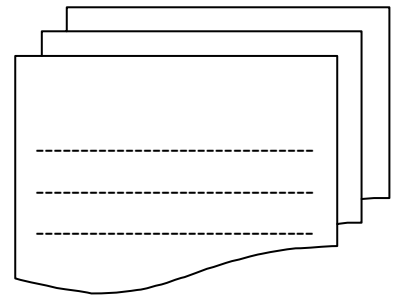
## Community Facilities

- A Community Hub: To explore the viability of creating a 'community hub' at a central location in Ponteland. This could provide both facilities for the wider community including the youth
- Ideas such as a joint library/internet café/community space could be explored
- Community Toilet scheme to be developed in collaboration with local shops and community facilities



## Young People

- Explore and promote activities for younger people
- “Youth Ambassador” from the Community Partnership to promote young people’s needs





# Ponteland Neighbourhood Plan

# THANK YOU

**For attending and your contribution to this  
event**

All responses will be analysed and a summary will  
be shown in the July edition of  
Ponteland News & Views

Our proposed community consultation will be  
programmed in the New Year.

Website:

<http://www.pontelandneighbourhoodplan.co.uk>

## **Appendix 14**

### ***Pont News & Views Article April 2016***

# Ponteland Neighbourhood Plan

## Do you support our vision for the future of Ponteland?

A ten point plan for the future development of Ponteland is the subject of a new public consultation taking place over the next six weeks.

All households have received a questionnaire with this issue of Pont News asking for your views on a new vision and ten revised objectives for the Neighbourhood Plan – the product of three years of research and consultation by Ponteland Neighbourhood Plan Group.

The Revised Vision, Objectives & Options consultation, which follows the Ponteland Housing Needs Survey which ran in February and March and generated more than 1,250 responses, runs from April 1st to May 15th.

Before we produce our full draft Neighbourhood Plan for Ponteland, we have to show we have consulted with the community over the last three years on what issues you felt were most important, and we have translated those into a Vision for Ponteland for the next 20 years, and a set of 10 objectives.

The objectives can be achieved through a combination of planning policies and community projects. The planning policies have to be land-use planning

policies and must comply with stringent regulations, to be tested by an appointed Examiner. Where we cannot have a land-use planning policy, we have proposed community projects (see article on p22) to take forward issues raised by the local community.

The questionnaire asks for your views on:

### The vision statement

"Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable place to live, work and visit."

### Drop in sessions

Drop in sessions will be available to view the details and meet with the steering group members at Ponteland Memorial Hall on Thursday April 21st from 6pm to 8pm and Friday April 22nd from 10am to 12noon, 2pm to 4pm and 6pm to 8pm, and Saturday April 23rd from 10am to 2pm.

### How can I get involved?

Complete the consultation questionnaire which has been delivered with this issue of Pont News & Views and return with the Freepost envelope supplied or complete at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

### The next steps

We will process the results and start work on a full draft plan for Ponteland to be submitted to Northumberland County Council. This will be subject to a six week consultation and scrutiny by an independent examiner. If passed it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of Local Development Plan for the area.

### The ten objectives

#### Objective 1: [Built/Historic Environment]

To ensure that new development contributes positively to the unique historic and natural characteristics of the parish of Ponteland.

#### Objective 2: [Natural Environment]

To plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland.

#### Objective 3: [Housing]

The Neighbourhood Plan will provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs.

#### Objective 4: [Business and Employment]

To identify and encourage employment opportunities for sustainable economic growth, leisure, and tourism across the Parish.

#### Objective 5: [Retail]

To enhance, diversify and improve the range of shops and services in Ponteland.

#### Objective 6: [Transport]

To make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses.

#### Objective 7: [Flooding]

To reduce the causes and impacts of flooding in Ponteland.

#### Objective 8: [Older People]

Ensure that the neighbourhood plan provides for the ageing population in and around Ponteland.

#### Objective 9: [Health Care and Leisure]

Ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities.

#### Objective 10: [Education and Young People]

To ensure that our schools are well-planned to meet the needs of our current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland.

For more information visit: [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)



## **Appendix 15**

### **Revised Vision, Objectives and Policy Options 2016 Notice Board**



## April - Next Stage of the Neighbourhood Plan

This is the “Final Consultation Stage” before we produce our full draft Neighbourhood Plan for Ponteland. You are invited to:

### The Revised Vision, Objectives & Options Consultation.

Consultation starting, 1<sup>st</sup> April for 6 weeks and ending on the 15<sup>th</sup> May 2016.

Drop in sessions will be available to view the draft policy details and meet with the steering group members at the Memorial Hall on:

21<sup>st</sup> April 6-8pm

22<sup>nd</sup> April 10-12noon, 2-4pm and 6-8pm

23<sup>rd</sup> April 10-2pm

We have consulted you, the community on what issues you felt were most important in Ponteland over the last three years, and we have now translated those into a **Revised Vision for the Civil Parish of Ponteland** over the next 20 years, and a set of **10 objectives**.

These objectives can be achieved through a combination of Planning Policies, and Community Projects. The **Planning Policies** have to be **land-use** planning policies and also they must comply with stringent regulations. Where we cannot have a land-use Planning Policy, we have proposed **Community Projects** to take forward issues raised by the local community.

#### How can I get involved?

By completing the Consultation Questionnaire which has been delivered with the Pont News & Views and returning with the Freepost envelope supplied

Or by using the online version on [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

## **Appendix 16**

### **Revised Vision, Objectives and Policy Options 2016 Notice of Drop-ins**



[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)

## Consultation Event

Revised Vision, Objectives & Policy Options

**This is the FINAL CONSULTATION STAGE before  
we produce our full draft Neighbourhood Plan**

**Drop in sessions in the side lounge:**

Thursday 21<sup>st</sup> April 6.00-8.00pm

Friday 22<sup>nd</sup> April 10.00-12noon, 2.00-4.00pm, 6.00-8.00pm

Saturday 23<sup>rd</sup> April 10.00-2.00pm

- Meet members of the Ponteland Neighbourhood Plan Steering Group
- View the results ( brief version ) of the Housing Survey
- View the selection of identified community projects
- Give us your views on the community projects

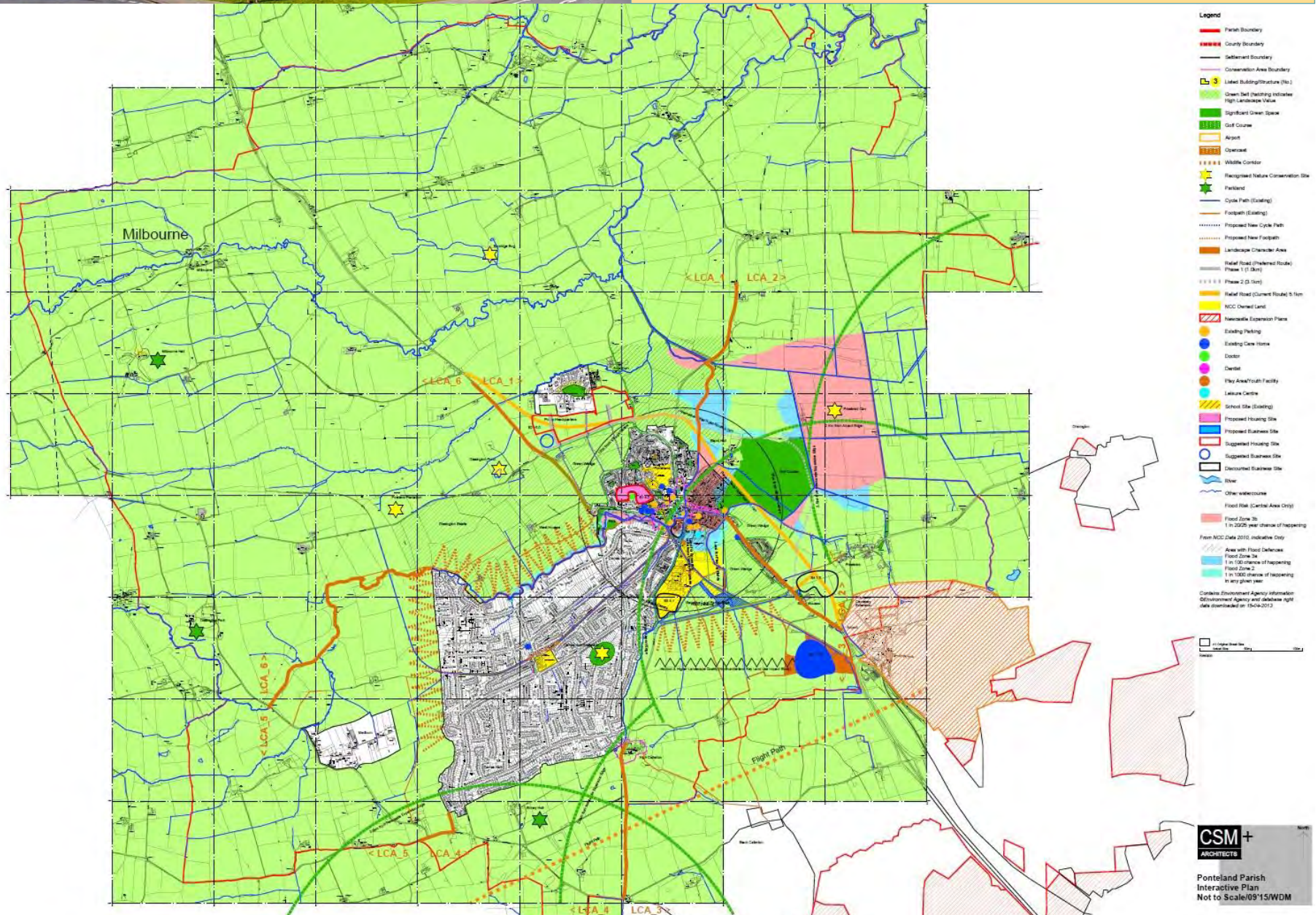
## **Appendix 17**

### **Revised Vision, Objectives and Policy Options 2016 Display**





# Supporting Documents







# Supporting Documents



**PONTELAND  
NEIGHBOURHOOD PLAN**

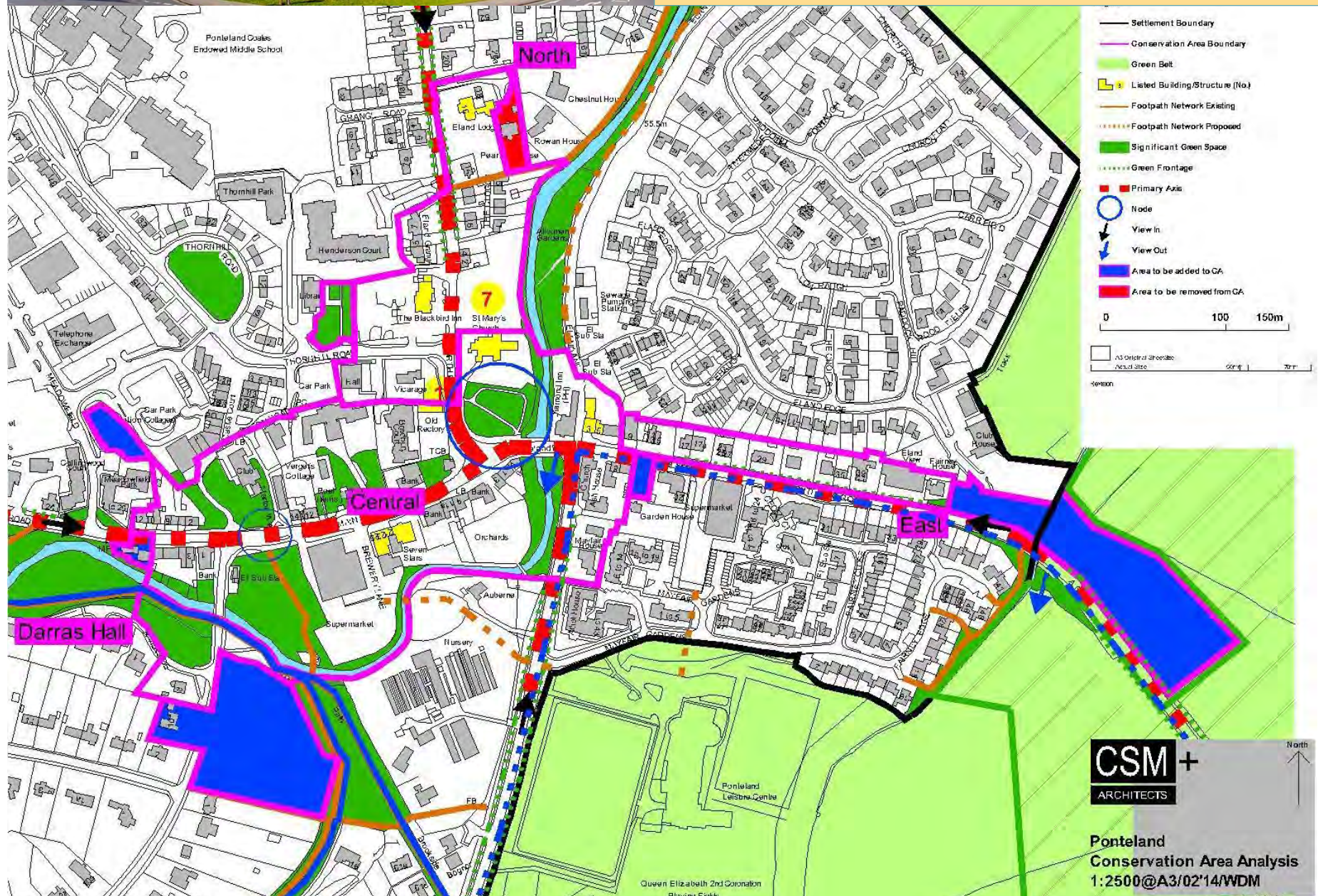
**PONTELAND  
& HIGH CALLERTON  
CONSERVATION AREAS**

**COMMUNITY CHARACTER  
STATEMENT**





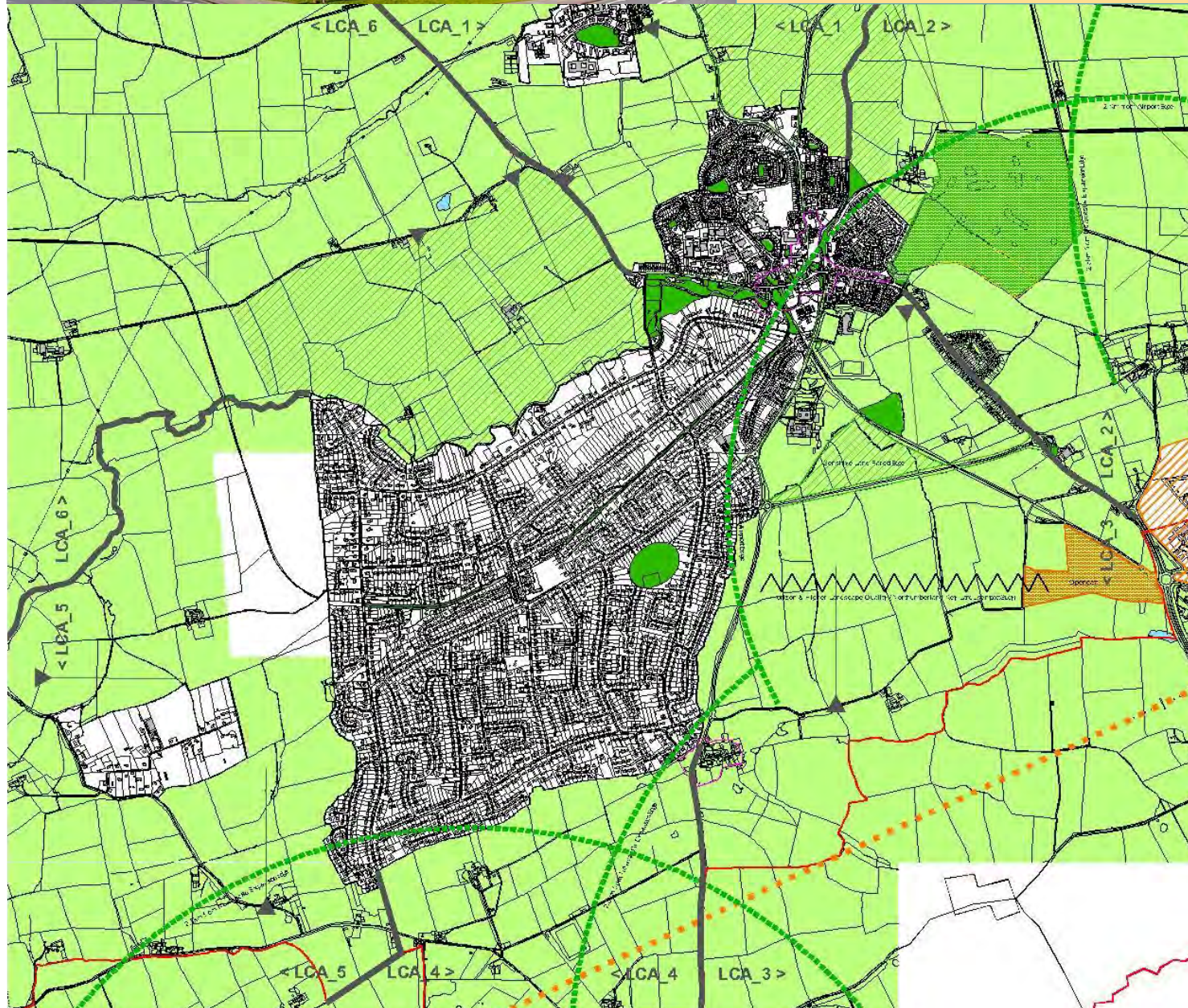
# Supporting Documents







# Supporting Documents



**CSM +**  
ARCHITECTS

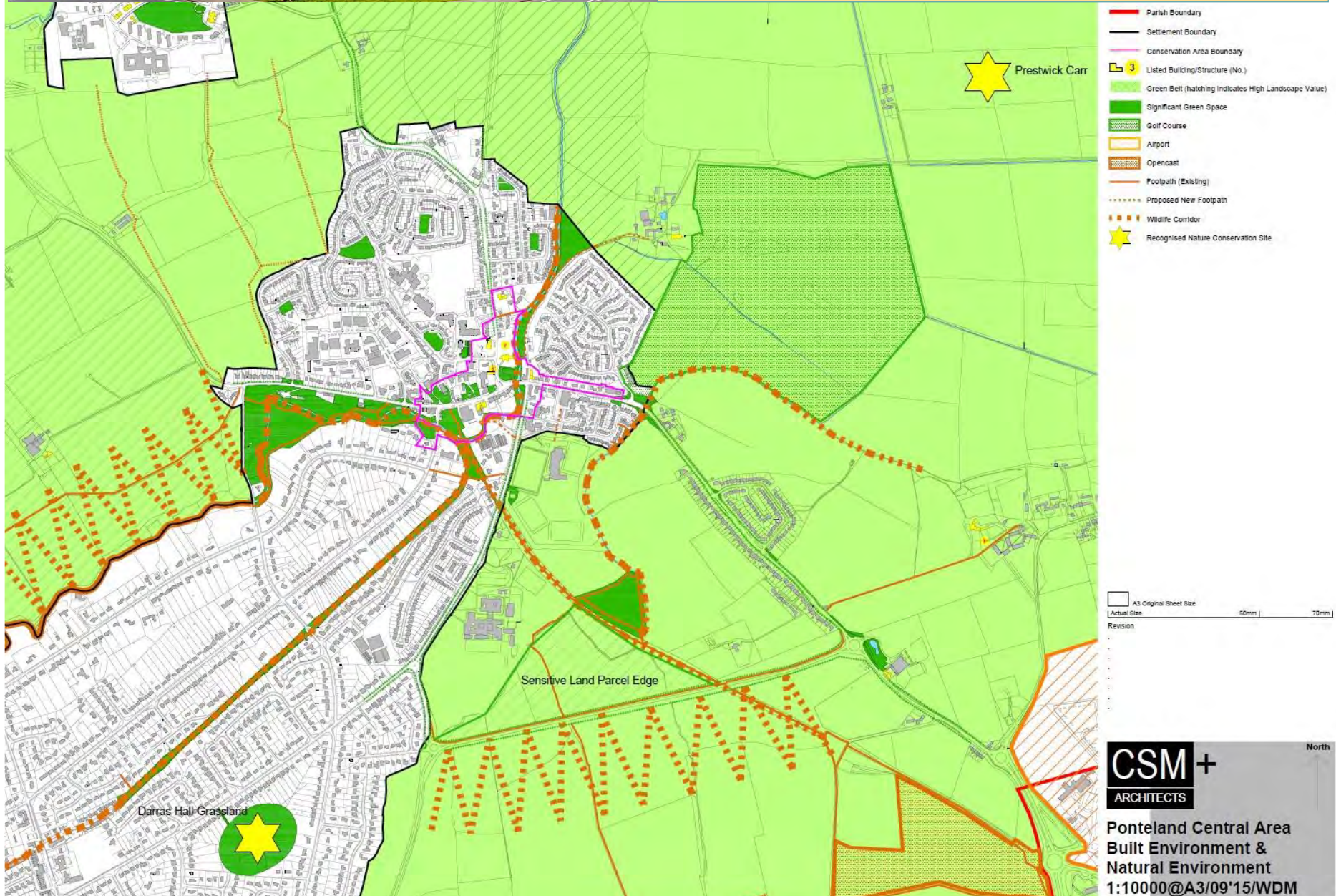
Ponteland  
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 Analysis Update  
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# Supporting Documents

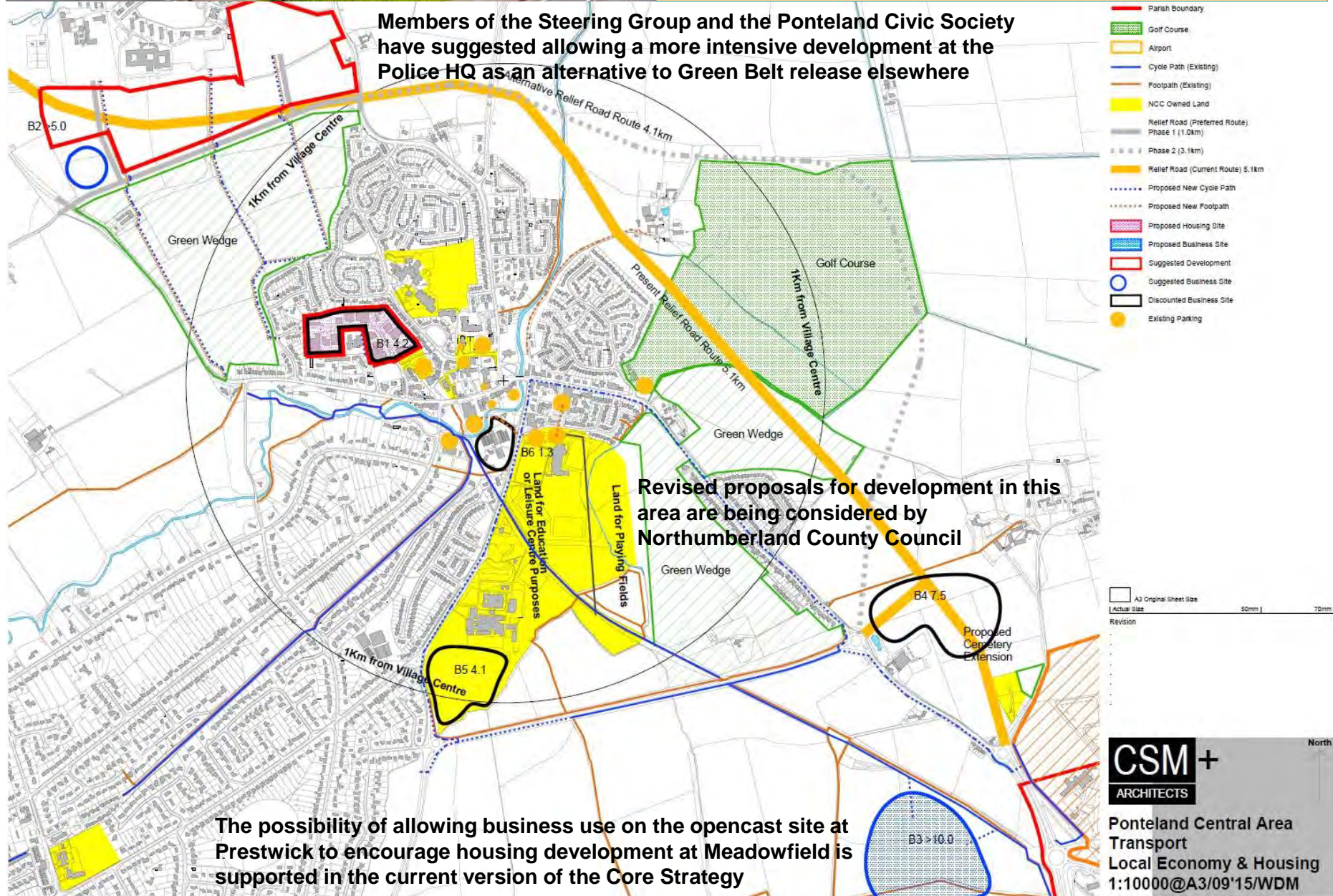






# Supporting Documents

Members of the Steering Group and the Ponteland Civic Society have suggested allowing a more intensive development at the Police HQ as an alternative to Green Belt release elsewhere



Revised proposals for development in this area are being considered by Northumberland County Council

The possibility of allowing business use on the opencast site at Prestwick to encourage housing development at Meadowfield is supported in the current version of the Core Strategy

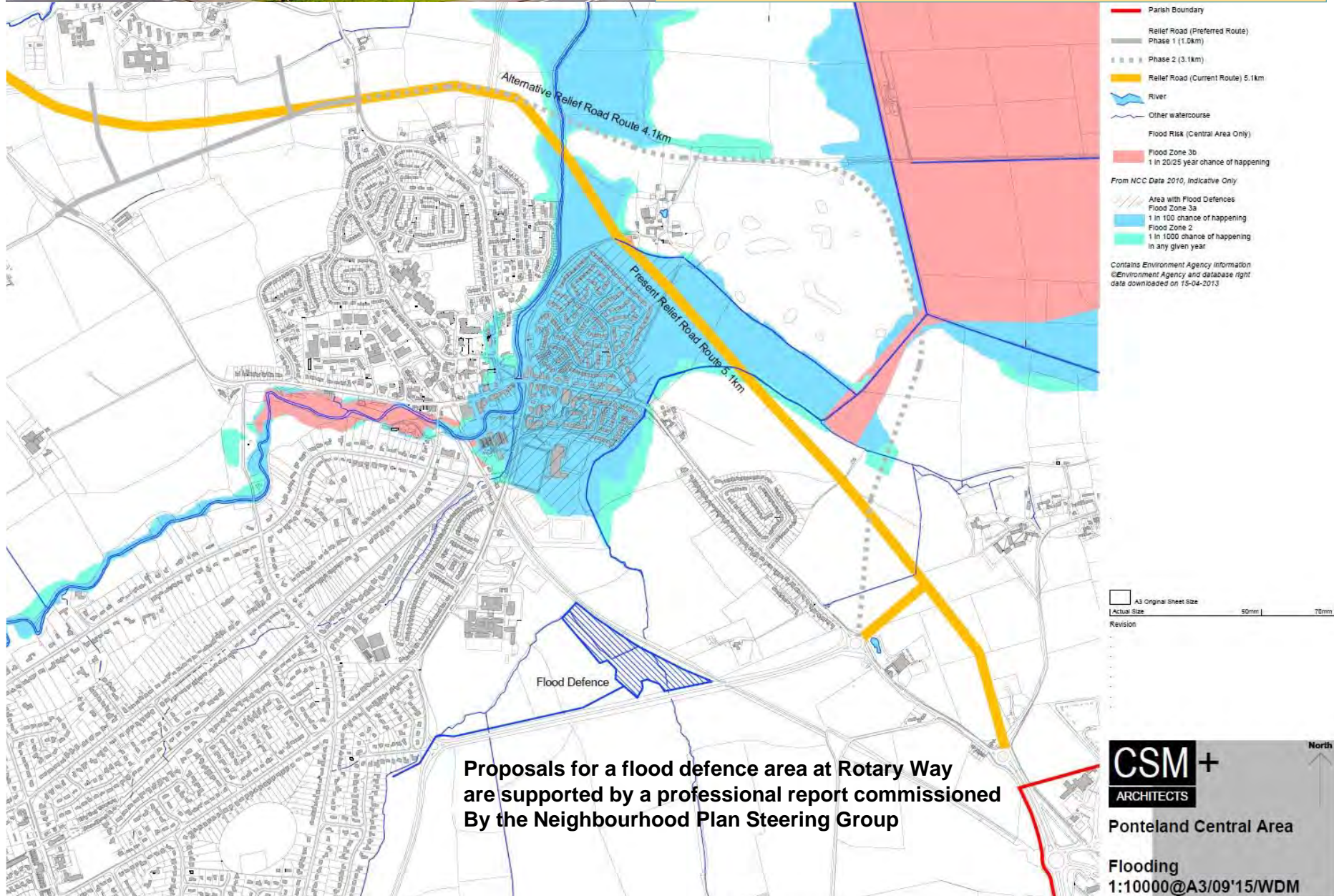
**CSM+**  
ARCHITECTS

Ponteland Central Area  
Transport  
Local Economy & Housing  
1:10000@A3/09/15/WDM





# Supporting Documents

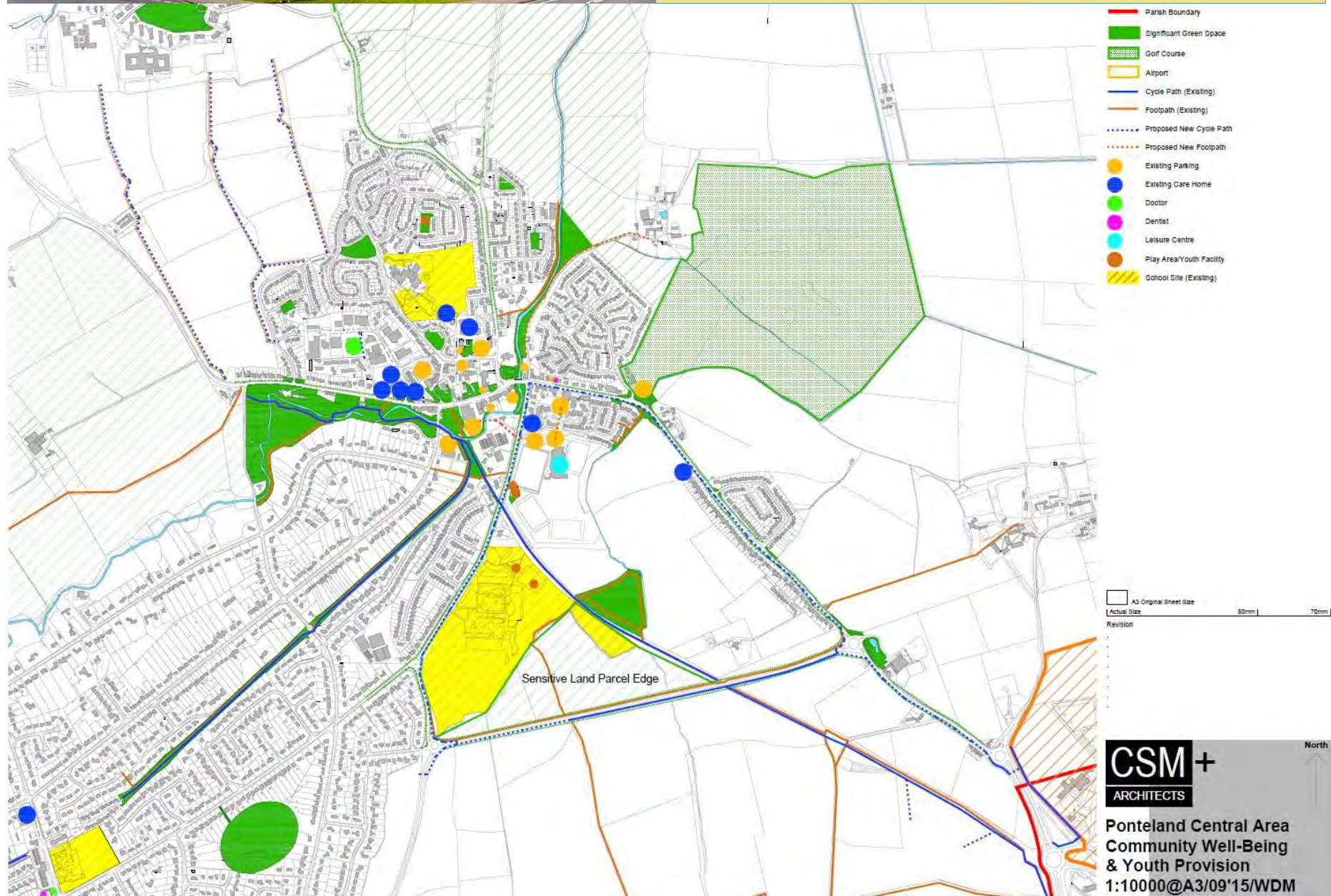


**Proposals for a flood defence area at Rotary Way are supported by a professional report commissioned By the Neighbourhood Plan Steering Group**





# Supporting Documents



## **Appendix 18**

### **Revised Vision, Objectives and Policy Options 2016 Feedback**

**Ponteland  
Revised Vision, Objectives  
and Policy Options  
Consultation  
(Executive Summary)**

**June 2016**



# Ponteland: Household Needs Survey

## (Executive Summary)

### Introduction

This report summarises the findings from the Revised Vision, Objectives and Policy Options Consultation which is part of the wider Ponteland Neighbourhood Plan consultation work. The survey was conducted via both on-line and paper based surveys. In total 633 surveys were submitted. Some respondents did not answer every question in the survey as a result the figures in this Executive Summary refer to the percentage of those who responded to each individual question.

### Vision

- ❖ 98% reported that they agreed with the Neighbourhood Plan Vision Statement; 'Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable places to live, work and visit.'
- ❖ Qualitative feedback in regards to the Vision Statement centred on preservation of the greenbelt, ensuring a village feel in Ponteland is maintained and that there should be no further/ limited future development in the parish.

### Built/Historic Environment

- ❖ 98% of respondents felt that any new development should contribute positively to the unique historic and natural characteristics of the parish. As with the Vision Statement qualitative feedback highlighted the need to preserve the greenbelt and the village feel in Ponteland and that there should be no further/ limited future development in the parish.
- ❖ In terms of specific objectives, 99% agreed with the assertion that new development respects the special character of the Ponteland Conservation Area



## Natural Environment

- ❖ 99% agreed with the objective that the Neighbourhood Plan should plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland. Within this objective 99% agreed that there should be a policy to protect and enhance identified Wildlife Corridors in Ponteland and sites of Special Scientific Interest and Local Wildlife Sites.
- ❖ Qualitative information substantiated the assertion that green spaces should be preserved and in some cases expanded.

## Housing

- ❖ 92% agreed with the objective that the Neighbourhood Plan should provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area and will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs.
- ❖ 95% agreed that to achieve the housing objective the Neighbourhood Plan could seek to direct new housing to Brownfield sites in Ponteland
- ❖ Qualitative analysis highlighted the key theme that there should be no further/ limited housing development in Ponteland and that green spaces should be preserved.

## Business and Employment

- ❖ 94% agreed that the Neighbourhood Plan should identify and encourage employment opportunities for sustainable economic growth, leisure and tourism across the Parish.
- ❖ Within the Business and Employment Objective 93% of respondents felt that the Neighbourhood Plan should have a positive policy with regard to rural business development proposals
- ❖ Over half of respondents (51%) did not agree with the assertion that the Neighbourhood Plan should positively encourage new hotel accommodation in Ponteland, a point which was substantiated by a cohort of qualitative comments.
- ❖ Key themes to emerge from the Business and Employment Objective qualitative feedback were the importance of resolving traffic/ transport issues such as congestion and parking, the need to move or develop the Industrial Estate and the idea of a Community Hub with specific reference to the Library site.



## Retail

- ❖ 92% agreed with Objective 5 (Retail) of the Neighbourhood Plan, to identify and encourage employment opportunities for sustainable economic growth, leisure and tourism across the Parish.
- ❖ 97% agreed that to implement the Retail objective the Neighbourhood Plan could provide a positive framework for the re-development or improvement of the Merton Way shopping centre and the Broadway Shopping Centre. Qualitative comments augmented the quantitative analysis in terms of the redevelopment of Merton Way and Broadway shopping centres.
- ❖ Other qualitative suggestions highlighted the need to improve the general retail offer, limit the number of food and drink establishments and once again that there should be no further development.

## Transport

- ❖ 97% agreed with the Objective to make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses.
- ❖ Qualitative feedback centred on the need to improve parking, a sub category of which referred to parking at the School and general improvements to Public Transport.

## Flooding

- ❖ 99% agreed with the Neighbourhood Plan Objective to reduce the causes and impacts of flooding in Ponteland.
- ❖ In terms of the specifics of implementation; 98% agreed that the Neighbourhood Plan could ensure all new developments, conversions and extensions provide separation of surface water from foul water in on site private drainage and connections to adopted sewers, even when the receiving sewers are combined. 98% agreed the Plan could ensure surface water discharge from new developments is restricted to peak flow in line with the lesser value of a Greenfield run off rate ( $Q_{bar}$ ) or 5 litres/ second. 97% agreed the Plan could ensure surface water systems for new developments should include for a 10% allowance to accommodate future flows as a result of urban creep. 97% agreed the Plan could seek sustainable Urban Drainage systems as integral to all new development, to reduce the causes of flooding in Ponteland (stet). 96% agreed the Plan could seek to ensure land allocated to the north of Rotary Way and at a level of less than 60.00m AOD is kept available for flood storage to facilitate overtopping of the Fairney Burn and its tributaries.



- ❖ The key theme to emerge from the qualitative feedback was that development work increases the risk of flooding.

### **Older People**

- ❖ 98% agreed with the assertion that the Neighbourhood Plan should provide for the ageing population in and around Ponteland. Despite this figure a number of qualitative comments highlighted that the ageing population in Ponteland was already catered for.

### **Health and Care**

- ❖ 99% felt that the Neighbourhood Plan should ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities. Qualitative comments highlighted existing problems with the current health care in terms of length of appointment times and location of services.

### **Education and Young People**

- ❖ 98% agreed that the Neighbourhood Plan should ensure that schools are well-planned to meet the needs of the current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people. In terms of the latter point 98% felt that the Plan could identify areas of recreational value to protect as Local Green Space
- ❖ Qualitative comments highlighted the importance of maintaining both school locations and the 3 tier educational system.





## **Appendix 19**

### **Revised Vision, Objectives and Policy Options 2016 Feedback Analysis**

Ponteland Neighbourhood Plan  
Review of Revised Vision, Objectives  
and Policy Options Consultation  
Feedback  
July 2016

<b>Title</b>	Ponteland Neighbourhood Plan Review of Revised Vision, Objectives and Policy Options Consultation Feedback	
<b>Date</b>	July 2016	
<b>Project Code</b>		
<b>Client</b>	Ponteland neighbourhood Plan Steering Group	
<b>Prepared by</b>	Laura Hewitt	Signature 
<b>Checked by</b>	Neil Cole	Signature 
<b>Authorised by</b>	Neil Cole	Signature 

## INTRODUCTION

The Ponteland Neighbourhood Plan Steering Group (PNPSG) engaged consultants People and Places to review the feedback obtained via online and paper based surveys to the Revised Vision, Objectives and Policy Options Consultation, which took place between 1st April and 15th May 2016.

In total 633 surveys were submitted, providing responses on the proposed vision, objectives and policy options for the emerging Ponteland Neighbourhood Plan. The survey was in a simple yes/no format, with the opportunity to provide additional comments if desired. People and Places have provided a spreadsheet of the raw data and a written Executive Summary.

Capita have been commissioned to review the People and Places' analysis of the consultation feedback and provide a short written statement that will address how it should be reflected in the Draft Neighbourhood Plan. Capita would make it clear that the vision, objectives and policy options presented to the public for this consultation were prepared prior to its involvement in the project. Please note, public support would not necessarily mean that the vision, objectives and policy options are sound in planning terms or substantiate their suitability for inclusion in the Draft Neighbourhood Plan.

## COMMENT ON FEEDBACK WITH REGARDS TO THE DRAFT NEIGHBOURHOOD PLAN

On a quantitative basis, the feedback is very positive. Of approximately 50 questions asked, all but three received over 90% support from respondents, two of which still seeing over 85% support. This illustrates that whilst the vision, objectives and policy options are still in draft and subject to amendment, the Ponteland Parish public appear satisfied with the general themes and policy directions the Neighbourhood Plan intends to pursue.

There was only question that saw a relatively low agreement rate, which was regarding the policy option to positively encourage new hotel accommodation in Ponteland. Only 49% of respondents agreed that this was a suitable way of supporting sustainable economic growth, leisure and tourism in the Parish. Robust evidence would be required to support this policy, to ascertain if hotel accommodation is required in the Parish and would be deliverable. Should this evidence not exist, this relatively unpopular policy option should not be carried forward into the Draft Neighbourhood Plan, at least not in its current form.

A selection of comments was made by respondents alongside their yes/no answers. Many of the comments related to Green Belt protection and the transition from a three-tier school system to a two-tier system; both key areas of interest in the Parish at the moment, but beyond the remit of the Neighbourhood Plan. Most comments otherwise were generally in line with the aspirations of the Neighbourhood Plan. Regarding Objective 8 on Older People, whilst respondents agreed that the needs of older people should be met, many comments



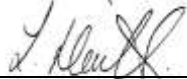


expressed concern that this should not result in too many homes and facilities for older people at the expense of those for younger people and should not result in an imbalance of too many older people to younger people. This stresses the need for the Draft Neighbourhood Plan to consider the needs of all current and future members of the community.

## **Appendix 20**

### **Revised Vision, Objectives and Policy Options 2016 Stakeholder Input Review**

## Ponteland Neighbourhood Plan Consultee Feedback Review

August 2016

<b>Title</b>	Ponteland Neighbourhood Plan Consultee Feedback Review	
<b>Date</b>	August 2016	
<b>Project Code</b>		
<b>Client</b>	Ponteland neighbourhood Plan Steering Group	
<b>Prepared by</b>	Laura Hewitt	Signature 
<b>Checked by</b>	Neil Cole	Signature 
<b>Authorised by</b>	Neil Cole	Signature 



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## Introduction

Capita have reviewed selected consultees' feedback to the Revised Vision, Objectives and Preferred Options consultation document. This is feedback from Northumberland County Council, Northumbrian Water, Natural England, the Environment Agency, Dissington Estate and a local land owner. The purpose of the review is to provide to the Ponteland Neighbourhood Plan Steering Group (PNPSG) a suggested response to the consultees and to understand how consultee input can inform the Ponteland Neighbourhood Plan. Capita have provided in this review suggested actions and/or points to discuss and agree for PNPSG going forward in the preparation of their Neighbourhood Plan.

Consultee comments are sorted by consultation point.

General Comments				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
NWL	General	Firstly, we support references within the Vision and Objectives to the importance of sustainable development within the neighbourhood plan area, and consider that the vision identified sets a positive context for sustainable development over the plan period.	Comments noted.	Continue to consider sustainable development as Plan progresses. Continue to liaise and consult with NWL.
NWL	General	To conclude, we congratulate the Steering Group on the progress made so far on the production of the Ponteland Neighbourhood Plan, and are supportive of the approach taken towards managing flood risk in a sustainable manner. We hope that our response will prove useful in progressing the plan and we are happy to meet the Steering Group and provide further elaboration at any stage. If you would like to discuss our response, please do not hesitate to contact me. Finally, we request to be kept informed of the plan's progress and any further consultation opportunities.	Comments noted.	Continue to consider sustainable development as Plan progresses. Continue to liaise and consult with NWL.

Dissington Estate	General: Future Working	<p>The Dissington Estate as the largest land holding in Ponteland recognises the insignificant role that it has played to date with the Neighbourhood Planning process and would like to put measures in place to rectify this situation as we consider an appropriate use for the Estate for the current Core Strategy period and the next. We would very much welcome a more 'hands on' partnership where we can share our thoughts and ideas for the Estate, where we could discuss alternative approaches to some of the community/council aspirations for Ponteland as a whole and in particular for aspects where land/funding is not currently available.</p> <p>The Dissington Estate shares a passion for Ponteland that mirrors that of the residents and its statutory and non-statutory partnerships. We are undergoing a significant branding programme that will elevate the estate nationally in an effort to promote the business aspects of its location but also locally so we can share the history and heritage of the site with the local and Northumberland Community.</p> <p>We would like to incorporate Dissington Estate into the Ponteland community and to be more involved in decisions affecting its future.</p>	Comments noted. The PNPSG would be pleased to engage with Dissington Estates about the Neighbourhood Plan and future plans for the Estate.	Ensure liaison and consultation with Dissington Estates.
Landowner, Ponteland	General: Alignment with Local Plan	Unlike the Morpeth Neighbourhood Plan, the emerging Ponteland Neighbourhood Plan is totally misaligned with the emerging Northumberland Local Plan. The Ponteland Neighbourhood Plan needs to recognise the need to be aligned with the Local Plan. The Morpeth Neighbourhood Plan recognises this and states it will likely need to be redrafted after the adoption of the Local Plan to ensure that it does so.	Comment noted. This requirement is recognised and will be pursued as work continues on the NP.	Ensure alignment with NCC's Core Strategy.
Landowner, Ponteland	General: Consultation	I feel that the level of detail displayed at the "drop in sessions" and publicised prior to and during the consultation was not detailed enough. The more detailed information (Community Projects etc) is available on the PNPG's website - but this is only accessible to those who are connected to the internet and know where to look.	Comments noted. Members of the PNPSG would have been pleased to provide further information where required; apologies if this wasn't clear. This will be considered when working towards the next consultation.	Ensure full and detailed information is available for consultees.



NCC	General: Final consultation stage	The documents produced refer to this being ‘...the FINAL CONSULTATION STAGE before we produce our full draft...’. This may be seen as a misleading statement in that you are consulting people on your revised draft vision and objectives. Your final stage of consultation as a neighbourhood planning qualifying body would normally come at the Pre-Submission consultation stage. This is governed by the requirements set out at Regulation 14 of the Neighbourhood Planning General Regulations (2012). This requires publicity about the draft Plan for a period of not less than least six weeks after which consideration must be given to representations and, where necessary, modifications should be made to the draft Plan prior to submission of the draft Plan to the local planning authority.	It was so called because it was the final opportunity for consultees to comment on the Vision and Objectives before the full draft was produced. Looking ahead, it is agreed that there will be a further stage of consultation at the Pre-Submission stage.	n/a
NCC	General: Online questionnaire	Question 1 of the online questionnaire relates to the location of respondents in order to map their general distribution. While a postcode is requested, the three options above it only provides for those living in Ponteland, Darras Hall or the rest of the Civil Parish. This could be seen to exclude those from outside the Parish wishing to respond to the consultation; the consultation should be seen to be open.	Comment noted. There was no attempt to exclude responses from people outside the parish and they were able to respond. In the future, it will be ensured that any postcode request will be clearly inclusive of all respondents.	Future consultations must not exclude those living outside the area.
NCC	General: Online questionnaire	It is noted that the opportunity to complete an online questionnaire was no longer available on 12 May 2016. This is prior to the end of the current consultation period which we understood ran until 15 May 2016. This would not be seen as good practice in community engagement if a consultation period has been truncated.	The Vision and Objectives survey was open and available until 15 <sup>th</sup> May. A concurrent survey on Housing Needs did close by 12 <sup>th</sup> May. The need to offer full engagement for the full duration of future consultation is recognised.	Ensure future consultations are clear.
NCC	General: General observations	There are a number of differing references to the geographic extent of the proposed neighbourhood plan. Reference is made to “Ponteland”; the “Plan area”; and the “Parish” within the objectives. It may be helpful to use consistent terminology.	Thank you, NCC’s recommendation to use consistent terminology is accepted and agreed.	A consistent geographic reference will be used throughout the NP, e.g. “neighbourhood plan area”.

Vision				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Landowner , Ponteland	Vision	I think the vision is well articulated and covers the important components for a successful neighbourhood plan. It is important not to lose sight of the vision in subsequent sections. For example sustainability should be at the heart of what is proposed making new development well related to facilities. Equally making Ponteland accessible to people of all ages should point to having policies to deal with the chronic shortage of new family housing and the need for improved educational facilities.	Comments noted. Further attention will be made to incorporating the overall vision into the policies.	Ensure consistency with the Vision throughout the NP.
NCC	Vision	There is a degree of conflict within the Neighbourhood Plan Vision, particularly the reference to <i>“meeting the needs of the local population”</i> and <i>“making the Civil Parish of Ponteland a desirable place to live, work and visit”</i> . This implies an intention to meet local needs at the expense of planning for growth.	The comment is noted; however there was no intended conflict in the wording. There was no implied intention to exclude planning for growth. The wording can be revised to ensure this is clear.	Suggested wording change to Vision to read (new text in red): <i>“Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the current and future local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable place to live, work and visit.”</i>

<b>Objective 1</b>				
<b>Consultee</b>	<b>Consultation point</b>	<b>Comment</b>	<b>Suggested Response</b>	<b>Suggested actions going forward</b>
Landowner , Ponteland	Objective 1	I have no suggested comments on this objective.	Noted.	n/a
Landowner , Ponteland	Objective 1 Revision of conservation area boundary	I strongly object to the NPG's desire to extend the Conservation Area to include the houses and farm buildings at Little Croft and Clickemin Farm. Whilst this may be a wish of some of the local residents (excluding those who live at the 8 houses who would be affected due to restrictions within Conservation Areas) or some members of the NPG, this is beyond the powers of the Neighbourhood Plan and is not in line with the emerging Local Plan.	You are correct that the NP cannot designate a conservation area. It is appropriate to include an aspiration to revise the conservation area boundary. Should the conservation area boundary be revised by NCC, any suggested boundary would be subject to a robust assessment based on evidence to justify the special character and appearance. The revision would be subject to public consultation and the usual designation procedures pursued by the County Council.	The NP should include in the community aspirations section the support for NCC to extend the conservation area boundary, subject to further assessment and consultation.
NCC	Objective 1: Built/Historic Environment , Policy option 2	Policy option 2 makes reference to “special character areas”. These are not a recognised designation. If the Neighbourhood Plan is seeking to identify such areas this should be considered as the subject of a separate policy option, together with an explanation defining the evidence necessary to justify such a local designation.	Comment noted regarding special character areas. The NP will define what these special character areas are and the evidence that justifies them.	As discussed, sufficient evidence should be gathered that can robustly set out what is the special character of these areas so that they can strongly inform policies that manage them. It was discussed to include them in the Character Statement; this could be a useful way of justifying specific policies about such areas.

NCC	Objective 1: Built/Historic Environment , Policy option 3	Policy option 3 seeks to ensure that development incorporates sustainability measures. NPPF paragraph 95 recognises that local planning authorities are responsible for setting local requirements for the sustainability of buildings and that this should be consistent with the Government's zero carbon buildings policy and the introduction of nationally described standards. It is unlikely to be appropriate to introduce measures suggested in policy option 3 through a neighbourhood plan without sufficient locally specific evidence.	Comments noted and understood regarding the need to have locally specific evidence.	Options here are to 1) not have a policy like this due to it being adequately covered in national and NCC policy, 2) look to other Northumberland NPs for a steer, 3) if it is considered there is a real need for this policy in Ponteland, gather sufficient evidence to justify it. This may not be simple or possible to do.
NCC	Objective 1: Built/Historic Environment , Policy option 4	Policy option 4 relates to the identification of local heritage assets. Whilst this may be desirable, it may not be appropriate to seek to create what would in effect be a 'local list' as part of a neighbourhood plan. This should be undertaken as a separate exercise and may be included as a 'community action' rather than a land use planning policy. It may be appropriate to develop policies that seek to offer protection to non-designated heritage assets having regard to advice given in Chapter 12 of NPPF.	Agreed, the creation of a Local List is not suitable for inclusion in a planning policy. It will be included as a "community aspiration".	Include "creation of a Local List" as a community aspiration. Include within the NP a policy that affords protection to non-designated heritage assets including those on the Local List.
NCC	Objective 1: Built/Historic Environment , Policy option 5	Policy option 5 relates to the inclusion of specific policies for smaller settlements in the Parish and the definition of settlement boundaries. This would not be possible through the Neighbourhood Plan as the Civil Parish is contained within the Tyne & Wear Green Belt and the introduction of settlement boundaries implies modification to the Green Belt which can only be achieved through a Local Plan.	The emerging Core Strategy states on page 138 paragraph 7.30: "The Neighbourhood Plan will define the Ponteland settlement boundary". This has caused confusion. However, NCC officers have confirmed on 19 <sup>th</sup> July 2016 that this is an error and should be removed from the emerging Core Strategy. The NP will not define the settlement boundaries on the basis that it would involve amendments to the Green Belt.	Remove references to defining settlement boundaries.



Dissington Estate	Objective 1 Built Environment	We agree and would welcome a criteria based policy on new larger housing developments to ensure the development benefits Ponteland through being well designed, integrated into the village, providing new green open spaces, enhancing existing green corridors with good pedestrian/ cycle links to the village centres. We would also add that this should be a pre-requisite of the design and not as part of any Section 106/CIL agreement.	Comments noted. It is intended that policies are prepared that cover the points mentioned to ensure good standards of design.	Pursue policy on good design.
Dissington Estate	Objective 1 Built Environment, policy option 5	This objective relates to settlement boundaries being used. Settlement boundaries have to be carefully defined to ensure that they enable housing growth and housing strategy to be delivered. The Dissington Estate would be commenting further on any such approach.	Comments noted. Following discussions with NCC, it is now understood that settlement boundaries will not be covered in the Neighbourhood Plan.	Remove references to settlement boundaries.

Objective 2				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
NWL	Objective 2: Natural Environment	Moving on to the specific objectives identified for the neighbourhood plan, we greatly welcome the inclusion of green infrastructure and its creation, protection and enhancement within Objective 2 – Natural Environment. Green infrastructure can play an important role in managing flood risk whilst delivering a range of multi-faceted benefits to the community. Furthermore, we support the identification of a specific objective aimed to reduce flood risk within Ponteland, and consider this particularly important given Ponteland's history of flooding.	Comments noted.	Continue to pursue policies on green infrastructure and flood risk.
Natural England	Objective 2: Natural Environment	Neighbourhood plans and orders present significant opportunities, but also potential risks, for the natural environment. Your proposals should be in line with the National Planning Policy Framework. The key principles are set out in paragraph 109. You should also consider the natural environment policies in your area's Local Plan. Your neighbourhood plan or order should be consistent with these, and you may decide that your plan should provide more detail as to how some of these policies apply or are interpreted locally.	Comments noted.	Continue to prepare policies in line with NPPF. Emerging Core Strategy and Castle Morpeth Local Plan.
Environment Agency	Objective 2 Natural Environment Community Infrastructure Levy	We would recommend that environmental infrastructure, including habitat enhancements, water storage areas, and green space, is taken into account when looking to fund local infrastructure.	Comments noted. This can be considered in the proposed projects for CIL in the NP.	Consider these projects for inclusion in CIL list.
Landowner , Ponteland	Objective 2 Natural Environment , policy option 1	I assume by "identified Wildlife Corridors" this refers to those identified in the Castle Morpeth Local Plan. Creation of new wildlife corridors would have to be backed up by ecological evidence.	Yes, these will be those wildlife corridors already defined in the Castle Morpeth Local Plan.	To include Wildlife Corridors from Castle Morpeth Local Plan in NP.

Landowner , Ponteland	Objective 2 Natural Environment , policy option 4	Special landscapes and landscape areas" needs to be better defined. Does it refer to the Areas of High Landscape Value in the Castle Morpeth plan or might it refer to the land parcels of greatest landscape sensitivity in the Core Strategy? If new areas of defined then this should be justified by evidence.	Comments noted regarding the need to justify these landscapes.	New robust evidence must be prepared if this policy direction is to be maintained. Landscape designations in the Castle Morpeth Local Plan are no longer relevant.
Landowner , Ponteland	Objective 2 Natural Environment , policy option 5	"Local Wildlife Sites" needs to be better defined. Does it refer to the Sites of Nature Conservation Importance in the Castle Morpeth plan?	Yes, SNCIs are now called Local Wildlife Sites. These will be those as defined in the Castle Morpeth Local Plan.	To include LWS from CMLP in NP.
Dissington Estate	Objective 2 Natural Environment	We agree and would echo the requirement for improvements to current habitats and wildlife corridors but we would like to see a real consideration from developers with regards to attracting a larger diversity of species or flora/fauna within development proposals and not deliver a 'bog standard' and 'minimum effort' approach. We have also had regard to the Natural Environment Topic data developed by PNP Group to inform the emerging plan. In relation to Dissington Hall and Parkland, the Estate would want to engage with PDP in identifying the extent of any such 'valued' landscape, for the Neighbourhood Plan. We support the recognition that this must be an 'evidence based' approach.	Comments noted. Agree, in line with NPPF, that proposals should aim to protect and enhance biodiversity. Comments noted regarding the need to justify these landscapes.	Ensure policies continue to support biodiversity. New robust evidence must be prepared if landscape policy direction is to be maintained.
NCC	Objective 2: Natural Environment	Objective 2 refers to '...networks...' in Ponteland. Should this refer to networks within the whole of the neighbourhood area rather than just the town of Ponteland?	Comment noted and agreed. The objective applies to the whole NP area.	Amend Objective 2 to refer to the "neighbourhood plan area" rather than "Ponteland".
NCC	Objective 2: Natural Environment , Policy option 4	Policy option 4 refers to the protection of "special landscapes and landscape areas". These are not recognised designations and a clear definition of what is meant would be required along with substantial evidence to justify the creation of local landscape designations.	Comments noted regarding the need to justify these landscapes.	New robust evidence must be prepared if this policy direction is to be maintained. Landscape designations in the Castle Morpeth Local Plan are no longer relevant.

NCC	Objective 2: Natural Environment , Policy option 5	Policy option 5 seeks the protection of Sites of Special Scientific Interest (SSSIs) and Local Wildlife Sites. SSSIs are nationally-designated sites and are already protected. National policy on this matter is set out at paragraph 118 of NPPF. Neighbourhood plans do not need to repeat planning policy set out elsewhere.	Comment noted. Specific reference to SSSIs and LWSs will be removed and a policy about biodiversity in general will be pursued.	Include biodiversity policy that includes all relevant sites, especially those designated a local level, e.g. wildlife corridors.
Dissington Estate	Objective 2 Natural Environment , policy option 4	It is also noted in the Natural Environment topic paper references to the continued utilisation of Area of High Landscape Value Designation and that the PDP are proposing an area of high landscape value policy in the emerging neighbourhood plan. Dissington Estate would not support the utilisation of an area of HLVD policy particularly in the context that Northumberland County Council are no longer carrying forward the out of date HLVD designation utilised in previous iterations of development plans. This is largely because the HLVD designations have not been based on any robust evidence reports and assessments in relation to objective landscape assessment. To promote such a policy a genuine objectively evidence based assessment of landscape quality would have to be undertaken which is an extensive and technical piece of work which would then need to link into the wider Northumberland Core Strategy. Notwithstanding this issue as previously stated with regards to the opportunity to talk with the PDP about the approach to Dissington Estate in a wider landscape context.	Comments noted regarding the need to justify these landscapes.	New robust evidence must be prepared if this policy direction is to be maintained. Landscape designations in the Castle Morpeth Local Plan are no longer relevant.



Objective 3				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 3 Housing	We agree that the Neighbourhood Plan should provide a positive policy framework for new housing that meets the defined needs of residents but that it should consider a wider focus to include future residents also. We consider the current housing supply in Ponteland and Darras Hall as inadequate and not designed to meet the growing needs of the older or younger populations.	Comments noted. Housing need must be addressed by the emerging Core Strategy, which is a separate process. The Neighbourhood Plan will acknowledge the position set out in the emerging Core Strategy.	The Neighbourhood Plan should acknowledge housing need position set out in the emerging Core Strategy.

Dissington Estate	Objective 3 Housing, policy options 1 and 2	<p>We have considered the developmental work carried out by the PNP Group and community feedback with regards to the development of 1-2 bedroomed single storey (bungalow type) homes and we await the results from the recent Housing Needs Analysis Survey carried out by the PNP Group. We are not 'sold' that this is the long term solution for housing for an older population but we will be keen to become involved and included in this discussion.</p> <p>In addition current research under the right to buy scheme would suggest that the average first time buyer is looking to purchase at a price of £250k and are therefore more amenable to purchasing 2-3 bed properties in complete contrast to previous predictions of starter homes being 1-2 bedrooms.</p>	<p>Comments noted. The evidence obtained from the respondents of the Housing Needs Survey suggest that 1-bedroomed properties are not significantly in demand from families or individuals within Ponteland Parish who wish to move somewhere else within Ponteland Parish. 2 and 3 bedroomed properties are most popular with some reasonable interest in 4 bedroomed properties. Detached bungalows were a popular option for whole households wishing to move (presumably older couples and individuals) and detached or semi-detached houses were most popular for individuals moving away from the household (presumably younger people moving away from their families). These outcomes are similar to those from survey results obtained from local Estate Agents regarding queries from people from beyond the Parish boundary wishing to move in.</p> <p>Agreed, from the evidence gathered, for both exiting Parish residents and those from beyond the Parish, the housing price range is around £250k-£500k.</p>	<p>Need to translate this into policy – it's not recommended to include specific bedroom numbers or housing types in the policy as it would not allow for a flexible policy and will not ensure robustness over the plan period. Morpeth NP can be used as a guide/a reference point to how it might be addressed.</p>
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Dissington Estate	Objective 3 Housing, policy option 6	We agree that new housing developments should be carefully planned, designed and integrated into the parish of Ponteland and would like to see additionally language used within this section to include 'innovative' 'community spirit' and 'characteristic of successful Northumbrian settlements' to ensure they contribute to both the special character of Ponteland and are in-keeping with the natural heritage of Northumberland as a whole.	Comments noted. It is intended the language used should be robust and have real meaning in the planning process. The suggestions made will be considered as the section is prepared.	To be considered as section is prepared.
Dissington Estate	Objective 3 Housing	We would also suggest that a policy framework be considered to ensure that future housing is influenced and designed with the highest level of environmental and sustainability codings but in addition should consider peoples social needs and be built as SMART and/or LIFETIME homes.	Comments noted. This position will be explored in the context of existing/emerging national and local policy and locally specific evidence.	Options here are to 1) not have a policy like this due to it being adequately covered in national and NCC policy, 2) look to other Northumberland NPs for a steer, 3) if it is considered there is a real need for this policy in Ponteland, gather sufficient evidence to justify it. This may not be simple or possible to do.
Dissington Estate	Objective 3 Housing	We agree that any new housing should include contributions to local infrastructure and community facility needs but would welcome a real emphasis on this point within the Plan. If housing development is to take place within the Civil Parish then the developer should be prepared to pay for it! They should consider the aspirations of the community and only bring proposals forward that can make significant inroads into actually delivering against these community requirements.	Comments noted. Developer contributions are determined under the relevant regulations and it is not the role of the NP to determine them or demand additional requirements. The may include a suite of projects that would benefit from CIL contributions, should NCC introduce a CIL.	Suggest a collection of (evidenced) projects is included in the NP that contributions could be directed to should NCC adopt a CIL.

Dissington Estate	Objective 3 Housing, policy options 4 and 5	In relation to the approach to directing new housing to Brownfield sites, any policy must align with the NPPF and NCC Core Strategy which is to “encourage” use of previously developed land. In addition, the Neighborhood Plan would not be in conformity with the emerging Core Strategy by seeking to be disciplined for protected Industrial Estate for housing.	Comment noted. Policy will remove reference to the Industrial Estate and be prepared in line with NPPF.	Amend policy option 5 to remove reference to Meadowfield. NP should provide general support to brownfield development.
Landowner , Ponteland	Objective 3 Housing	There needs to be recognition that Ponteland may need to meet housing needs which are wider than just generated by its current population. It is part of the Central Northumberland Delivery Area as planned for in the Core Strategy. This is focused on main towns such as Ponteland. I agree that new housing developments need to be "integrated into the settlement". This principle should be applied to the Core Strategy also where the land which is best related to the town centre is preferred.	Comments noted. The objective will be amended to consider future residents.	Suggested amendment to Objective 3 to read: “The Neighbourhood Plan will provide a positive policy framework that recognises the types of homes that current and future residents of the neighbourhood plan area need for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs.”
Landowner , Ponteland	Objective 3 Housing, policy options 4 and 5	When seeking to direct new housing to brownfield sites it is important to consider whether such sites are genuinely available. The focus on redeveloping the industrial estate for housing might not meet the needs of occupiers or workers.	References to the redevelopment of the Industrial Estate will not be included in policy going forward.	Amend policy option 5 to remove reference to Meadowfield and provide a general support to brownfield development.



NCC	Objective 3: Housing	Objective 3 relates to the provision of a positive policy framework for “...new housing that meets the defined needs of residents in the Plan area...”. The inclusion of this within a Plan objective is inappropriate as neighbourhood plans cannot determine housing numbers for the neighbourhood area. The Local Plan (in this case the emerging Northumberland Core Strategy) will identify the objectively assessed needs as required at paragraph 14 of NPPF, with consideration given to the presumption in favour of sustainable development. The intention of Objective 3 which seeks only to meet ‘...the defined needs of residents...’ fails to have regard to the presumption in favour of sustainable development set out in NPPF and the need to respond positively to wider opportunities for growth as required by paragraph 17 of NPPF, and the need to boost significantly the supply of housing as required at paragraph 47 of NPPF.	Agreed, the NP will not be setting housing numbers. This reference was regarding the type of housing that may be required over the NP period, as evidenced in the Housing Needs and Estate Agents surveys that have been carried out. The objective will be amended to make this clear. There was no intention to discount future residents from this objective and this will also be clarified.	Amend Objective 3 to read: “The Neighbourhood Plan will provide a positive policy framework <b>that recognises the types of homes that current and future residents of the neighbourhood plan area need</b> <del>for new housing that meets the defined needs of residents in the Plan area.</del> It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs.”
NCC	Objective 3: Housing, Policy option 5	Policy option 5 relates to setting out a positive policy approach to new housing on the Industrial Estate in Ponteland and other brownfield sites. Meadowfield Industrial Estate is allocated for employment uses in the Castle Morpeth Local Plan. The emerging Core Strategy (Appendix A) identifies the site as being developed and not available but protected for B Class Use. Emerging Core Strategy Policy 4(e) relates to the development of employment sites for non-employment uses and provides criteria which must be met. Whilst limited weight may be applied to any emerging policies, the general intention of the County Council is to retain Meadowfield as an employment site unless a range of criteria can be demonstrated to apply. It would be appropriate for the Town Council to have regard to the position emerging through the Core Strategy and associated supporting evidence when seeking to draft policies covering this employment area.	Comment noted regarding Meadowfield Industrial Estate. Whilst it is considered that this site could provide a suitable location for housing use, it is accepted that it is currently in active employment use and will be allocated for employment uses in the future. At present the criteria in emerging Core Strategy Policy 4(e) cannot be met. The policy option will be revised.	Amend policy option 5 to remove reference to Meadowfield and provide a general support to brownfield development.

<b>Objective 4</b>				
<b>Consultee</b>	<b>Consultation point</b>	<b>Comment</b>	<b>Suggested Response</b>	<b>Suggested actions going forward</b>
Dissington Estate	Objective 4 Business and Employment	We agree that the plan should have a positive policy with regard to rural business development proposals within the Civil parish and should look to attract and benefit from the employment opportunities resulting from this but we would also like to see reference made to the current employment sites within Ponteland and the need to support them with regards to future expansion if required.	Comments noted. A policy that provides support for employment uses will be considered.	As discussed, there are no rural employment specific local requirements to address in the NP beyond the provisions of the NPPF. Policy could be included to protect and support general employment base. Have to check if this is not adequately considered in emerging Core Strategy.
Dissington Estate	Objective 4 Business and Employment	We recognise that there is a thread that runs throughout the draft which suggests that the Meadowfield Industrial Estate should be considered as a site suitable for housing and brought forward as part of the NP. We disagree with this as the loss of employment land and jobs would be detrimental to the economic sustainability of Ponteland and the Town Centre.	Comment noted. The evidence illustrates that this remains a viable employment area. This will not be a policy option going forward.	Remove references to this as a policy in the NP. Consider inclusion as a long-term aspiration, e.g. should future viability allow, the NP would support the following alternative uses at Meadowfield site..."
Landowner , Ponteland	Objective 4	no comment	Noted.	n/a
NCC	Objective 4: Business and Employment, policy option 3	The reference solely to "parking" within the third policy option is welcomed. Parking for cycles, cars, mobility scooters/pushchairs, motorcycles etc. may be required depending on the specific requirements of the development proposal. The use of the word "parking" has not been assumed to be limited to car parking. Perhaps clarification of this could be provided within the policy option.	NCC are correct in assuming the word parking has a broad definition; this will be made clear in the draft NP.	Ensure references to parking are clear in meaning various modes of transport.

Objective 5				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 5 Retail, policy option 1	We agree that a concerted effort should be made to enhance, diversify and improve the range of shops and services in the Civil Parish of Ponteland but are aware that there have been many attempts of late to make this happen and none have transpired. Providing a positive framework for re-development or improvements is however not in any way a pre-requisite for change.	Comments noted.	Continue in the NP to support efforts to improve the physical appearance and attractiveness of Merton Way and the Broadway.
Dissington Estate	Objective 5 Retail	We would like to see included in the plan reference to a mixed use Town Centre with business incubators, housing and community use working alongside each other and an exact reference to Town Centre 'infrastructure' improvements (as part of a S107/CIL agreement) that will in turn attract a more diverse range of shops to Ponteland. We would very much like to be included in any discussion about the Town Centre and its future going forward.	Policies for the town centre will be prepared in line with NPPF, which recognises the role that offices, community and residential uses can have in a town centre. Evidence suggests that there is no need to plan for more retail units at Ponteland centre but also doesn't suggest a need a de-allocate those existing. The desire for physical improvements in the town centre is noted and is intended to be addressed in the NP.	Prepare retail/town centre policies in line with NPPF that supports other others alongside retail. Also support for environmental enhancements and linkage improvements.
Landowner , Ponteland	Objective 5	no comment	Noted.	n/a
NCC	Objective 5: Retail, Policy option 1	Policy option 1 includes a reference to the "redevelopment or improvement" of Merton Way and Broadway shopping centres. It is considered that the word "redevelopment" should be removed as this could infer redevelopment for non-retail uses. Clarification on this matter would assist in interpretation of any subsequent policies prepared in the Pre-Submission Draft Plan.	Comment noted and agreed.	"Redevelopment" will be removed and replaced with wording that reflects the desire to see physical improvements, e.g. "physical revitalisation".

Objective 6				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 6 Transport	We agree with the statement “To make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses” but recognise that this is a significant feat. In this regard we support the PDP’s continued identification of the need for a relief road for Ponteland, and its identification of the draft proposals map is strongly supported.	Comments noted.	Need to consider a policy and identification on proposals map to safeguard the route of the relief road. Need to check with NCC if they’ll be doing this in the CS – if they are it won’t have to be within the NP.
Dissington Estate	Objective 6 Transport	Dissington Estate have made substantial submissions to NCC for the relief road to be identified in the emerging Core Strategy and are keen to support the PDP in further dialogue with the Council to secure proposals for the relief road to come forward during this plan period. We would like to see (as with the Town Centre) any future development to consider a contribution to the eventual building of a relief road and consideration to new road infrastructure to make the Town Centre more attractive to both businesses and residents.	Comments noted.	Need to consider a policy and identification on proposals map to safeguard the route of the relief road. Need to check with NCC if they’ll be doing this in the CS – if they are it won’t have to be within the NP.

Dissington Estate	Objective 6 Transport	<p>We agree that the The Dissington Estate has all 3 pedestrian routes for which it will be developing a programme of work to both improve and extend in the short to medium term.</p> <p>*Please note that the Lugano Group (owners of the Dissington Estate) have already submitted evidence to NCC that definitively and categorically identifies that future housing development should not take place using the current road infrastructure and that any new housing development cannot go ahead without the inclusion of a ring road(bypass). A copy of this evidence can be provided to the PNP Group</p>	Comments noted. Plan will aim to include proposals to improve identified pedestrian and cycle routes and ensure that cycle/pedestrian links are incorporated into new development and linked with existing development. Bridle ways will be included where appropriate.	Improvement to physical condition of routes can be within “community aspirations” section. Include references to improvements in policies when appropriate and relevant to the delivery of a proposal. Policies could safeguard routes and set out the desire for new developments to effectively link in with existing routes. Ensure that all routes are defined so that nothing important could be discounted.
Landowner , Ponteland	Objective 6 Transport	I support the objective of reducing congestion and enhancing connections between new development and facilities.	Comment noted.	Continue policy support for effectively managing the transport network.



NCC	Objective 6: Transport	<p>The term “traffic congestion” is difficult to define as it can be dependent on users’ expectations and physical interactions. For example, the effects of traffic congestion can be slower speeds and longer journey times. It could be argued that the provision of signalised toucan crossings and reduction in speed limits to encourage people to walk and/or cycle can introduce delays. Taking into account the context of Objective 6, it would appear that the plan is looking to manage the network more effectively. Alongside making it easier to walk to school, shops and public transport, the Plan should be the requirement to make it easier to cycle.</p> <p>In order to facilitate the use of sustainable modes it is important to ensure adequate car and cycle parking is provided to meet the needs of residents, visitors and businesses. In addition, it is not just about providing car parking, it is important to ensure that parking is appropriately managed to ensure the best use of resources.</p>	<p>Comments noted. “Traffic congestion” will be replaced with a reference to managing the road network more effectively.</p> <p>References to providing car parking will be amended to cover all types of vehicle that require parking. “provided” will be amended to “available” to make it clear parking provision won’t always be met via providing new.</p>	Suggest Objective is amended as recommended.
NCC	Objective 6: Transport, Policy option 1	<p>Policy option 1 relates to the improvement of identified pedestrian routes and identified cycle routes but it is not clear where these are identified. It will be important to carefully define what can be achieved through planning policies in the neighbourhood plan as opposed to general ‘improvements’ which may be seen as maintenance issues which are beyond the remit of a neighbourhood plan. If the neighbourhood plan is intending to identify safe routes that will be protected (from development), this should be stated and it may be appropriate to include the identification of such routes as a policy option.</p>	<p>Comments noted regarding the need to define some proposals as aspirations and only those achievable through the planning process to be included as planning policies. This will be considered when preparing proposals for pedestrian and cycle routes.</p>	Improvement to physical condition of routes can be within “community aspirations” section. Include references to improvements in policies when appropriate and relevant to the delivery of a proposal. Policies could safeguard routes and set out the desire for new developments to effectively link in with existing routes.

<b>Objective 7</b>				
<b>Consultee</b>	<b>Consultation point</b>	<b>Comment</b>	<b>Suggested Response</b>	<b>Suggested actions going forward</b>
Dissington Estate	Objective 7 Flooding	Dissington Estate acknowledges the significant implications of flooding within Ponteland and supports the approach to reducing causes and impacts of flooding within the town centre. It is noted that the draft Plan identifies potential flood storage facility and is being promoted by the PDP. Dissington Estate has significant land holdings of that offers opportunities upstream to assist in levitating flooding within the town and it is noted that within the supporting documentation to this consultation there are references made to technical flood risk assessment being undertaken. Dissington Estate would welcome the opportunity to work with the PDP as a willing land owner to explore opportunities for addressing causing impacts of flooding within the town in the context of their upstream land holdings which could offer significant opportunities to address existing concerns. Furthermore, we would welcome site of any technical assessments undertaken by the PDP.	Comments noted.	Need to discuss with NCC the situation regarding flood alleviation in Ponteland, especially in light of the garden village proposal. Has the technical flood risk assessment been completed?
NWL	Objective 7: Flooding matters	In a similar vein, we consider that the inclusion of a community project to liaise with landowners and other stakeholders to safeguard land for flood storage demonstrates a commitment to addressing flood risk using a wide range of sustainable methods. We welcome this approach to flood risk management in the neighbourhood plan, as such methods can prove effective whilst also having the potential to offer additional benefits, such as amenity and ecological value.	Comments noted.	Consider the safeguarding of a non-specific site for flood alleviation as a community aspiration rather than a specific site.
NWL	Objective 7: Flooding evidence	Whilst not a main document in the consultation, we have also reviewed the 'Proposed Flood Mitigation Policies' document prepared by Coast Consulting Engineers, and again we are generally strongly supportive of the proactive approach taken to flood risk management in the preparation of the neighbourhood plan.	Comments noted.	Continue to pursue flood risk policies.

NWL	Objective 7: Flooding, policy option 2	<p>We recognise in Policy DF2 that the Steering Group are seeking restrictions in surface water from new developments beyond the standard generally sought with respect to brownfield sites, and we again welcome the efforts made to proactively reduce flood risk in the area. Having said this, we would suggest that more flexible wording may be appropriate to encourage the redevelopment of brownfield sites, which can play a useful role in reducing surface water runoff. Our suggestion is based upon recent experience through the neighbourhood planning process at Morpeth, where drainage and flooding policy proposals that went beyond national guidance were the subject of challenge, and it was suggested that the neighbourhood plan should more closely reflect national guidelines.</p> <p>We would suggest that the below wording, taken from the Northumberland Core Strategy Pre- Submission Draft, could be used to offer the flexibility to seek sustainable drainage solutions on a site by site basis, whilst still promoting the greatest achievable reduction in surface water runoff. <i>“Where previously developed sites are to be developed, the peak surface run-off rate from the development to any drain, sewer or surface water body for any given rainfall event should be as close as reasonably practicable to the greenfield runoff rate for the same event, so long as this does not exceed the previous rate of discharge on the site for that same event. If it is demonstrated that this cannot be achieved, then surface run-off rates should be reduced by a minimum of 50% of the existing site run-off rate.” Northumberland Core Strategy Pre-Submission Draft (2015, p. 173)</i></p>	Comments noted. The suggested policy wording is welcomed and will be looked when preparing the policy.	Use the suggested text as a guide when preparing the policy.
NWL	Objective 7: Flooding, policy option 4	Moving on, we strongly support the proposed inclusion of a policy to address the impact of urban creep upon surface water runoff, alongside the reference in Policy DF4 to the Ciria SuDS Manual and the wider benefits associated with sustainable drainage systems.	Comments noted.	Urban creep policy requires refinement. Kent Council have an example that can provide a useful guide.

Environment Agency	Objective 7: Flooding	<p>Your Neighbourhood Plan should conform to national and local policies on flood risk:</p> <ul style="list-style-type: none"> <li>National Planning Policy Framework – para.100</li> </ul> <p>‘Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.’</p> <p>If your Neighbourhood Plan is proposing sites for development check whether there are any areas of Flood Zones 2 or 3 within the proposed site allocations. We are pleased to see that all development proposed through your Neighbourhood Plan has been directed to areas of lowest risk of flooding. This is consistent with the aims of national planning policy and the emerging policies in the Northumberland Local Plan.</p> <p>If you are aware that any of the sites have previously suffered flooding or are at risk of other sources of flood risk such as surface water or groundwater flooding we recommend you seek the advice of Northumberland County Council.</p> <p>If sites proposed include areas at risk of flooding: In accordance with national planning policy the Sequential Test should be undertaken to ensure development is directed to the areas of lowest flood risk. This should be informed by the Environment Agency’s flood map for planning and Northumberland County Council’s Strategic Flood Risk Assessment (SFRA). We recommend you contact Durham County Council to discuss this requirement further.</p>	Comments noted. At present, the NP does not intend to allocate sites.	Should the NP wish to pursue allocations, this would need to be considered.
Environment Agency	Objective 7: Flooding	<p>We would have concerns if development is allocated in this high risk flood zone without the Sequential Test being undertaken.</p> <p>It is important that your Plan also considers whether the flood risk issues associated with these sites can be safely managed to ensure development can come forward.</p> <p>Please contact us for further advice if any sites include areas of Flood Zone 3, which is defined as having a high probability of flooding, as we may have concerns with your Plan.</p>	Comments noted. At present, the NP does not intend to allocate sites.	Should the NP wish to pursue allocations, this would need to be considered.

Environment Agency	Objective 7: Flooding	<p>In the Northumberland Water Cycle Study 2015 outlines that further investigation and possible infrastructure upgrades to the sewer treatment works may be required in these areas before development can commence in this area. On this basis, we would recommend you consult Northumbrian Water Limited (NWL) once you have further information regarding location and numbers of housing proposed.</p> <p>One means freeing up headroom at existing Sewerage Treatment Works (STWs) served by combined sewers is to separate the wastewater and surface water flows, so that only the wastewater goes into the combined sewer. Where brownfield land served by combined sewers is re-developed, Northumbrian Water is seeking to have the wastewater and surface water flows separated where possible.</p> <p>Surface water comprises the greatest proportion of volume in the combined sewer therefore removing it can have the beneficial effect of reduce the flow arriving at the STW, freeing up headroom within the sewer system. Surface water can be managed on sites with Sustainable Urban Drainage System (SUDS) instead of being directed to a public sewer. We would recommend that any proposed housing site should be designed to mimic natural catchment processes using a sustainable drainage approach i.e. SUDS. Mimicking natural catchment processes will help to limit surface water on the site and increase the sewer capacity.</p>	Comments noted. At present, the NP does not intend to allocate sites.	Should the NP wish to pursue allocations, this would need to be considered.
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Environment Agency	Objective 7: Flooding	<p>In February 2011, the Government signalled its belief that more locally focussed decision making and action should sit at the heart of improvements to the water environment. This is widely known as the catchment-based approach and has been adopted to deliver requirements under the Water Framework Directive. It seeks to:</p> <ul style="list-style-type: none"> <li>• deliver positive and sustained outcomes for the water environment by promoting a better understanding of the environment at a local level; and</li> <li>• to encourage local collaboration and more transparent decision-making when both planning and delivering activities to improve the water environment.</li> </ul> <p>Neighbourhood Plans provide an opportunity to deliver multi-functional benefits through linking development with enhancements to the environment. Ponteland is within the Northumbria River Basin Management Plan area. This area is subdivided into catchments. The relevant catchment for your District is the Tyne catchment. A Catchment Partnership has been established for each of these to direct and coordinate relevant activities and projects within the catchment through the production of a Catchment Management Plan. The Catchment Partnerships are supported by a broad range of organisations and individuals representing a whole host of interests.</p>	Comments noted. The PNPSG would be pleased to engage with the Tyne Catchment Partnership.	Consult the Tyne Catchment Partnership.
Landowner , Ponteland	Objective 7 Flooding, policy option 5	<p>I own land which would be affected by the proposal to keep land under the 60m contour permanently available for flood storage. I strongly object to this. A proposal such as this would need to be backed up by technical evidence which considered the catchment, levels and flows. The Environment Agency identifies areas at risk from flooding and this does not correspond to the 60m contour. The Fairney Burn is substantially lower than 60m AOD so any excavations to hold flood waters would have to be at or around that level. This proposal appears to conflict with adopted Castle Morpeth policy PR1 and emerging policy in the Core Strategy. The NPG should be aware that it is not permitted to prejudice the process of strategic planning in the Core Strategy. I would ask why the Fairney Burn has been singled out for its own proposed policy when other watercourses such as the Smallburn may be susceptible to flooding? Whilst SUDS is the preferred means of surface water management it is not possible in all cases. Often brownfield development cannot integrate SUDS.</p>	Comments noted. The proposal to allocate this site for flood alleviation will be reconsidered.	Remove references to specific site. Being site specific without detailed support from whoever is going to deliver these works and without having evidence to demonstrate need should not be included in the NP. Pursue instead a policy that supports such schemes should they come forward and to support solutions that alleviate flood risk.

NCC	Objective 7: Flooding, Policy option 2	Policy option 2 should be amended as follows: <i>“To ensure surface water discharge from new developments is restricted to a peak flow in line with the greenfield runoff rate (Qbar) or 5 litres/second.”</i>	NCC’s observations on Policy options 2 and 3 are noted. There was a printing mistake and it has been corrected.	Correct printing mistakes.
NCC	Objective 7: Flooding, Policy option 3	Policy option 3 does not make sense. It currently reads “To ensure surface water systems for new developments shall include for a 10% allowance to accommodate”. The 10% allowance is usually an allowance asked for regarding urban creep. It is possible that there has been an error relating to the separation of policy options 3 and 4. This needs to be clarified.	Comments noted. Typos will be amended and policy revised.	Urban creep policy requires refinement. Kent Council have an example that can provide a useful guide.
NCC	Objective 7: Flooding, Policy option 6	Policy option 6 refers to providing for a Community Infrastructure Levy (CIL) or Section 106 Agreement to contribute towards flood risk mitigation. Northumberland County Council’s Infrastructure Delivery Plan will identify infrastructure requirements and help to inform any future Community Infrastructure Levy. A neighbourhood plan cannot ‘...provide for a community infrastructure levy...’, that is a function of the County Council if it becomes a CIL charging authority. Where ‘made’ Neighbourhood Plans exist the relevant parish council will receive a proportion of any CIL levied on development in that parish if CIL is introduced. It may be appropriate for a neighbourhood plan to identify local projects to which CIL may be directed. That may include projects that address flood risk. Policy option 6 should be redrafted to state simply that developers would be expected to contribute towards flood risk mitigation where that is necessary to make their development acceptable in planning terms. However, it is not appropriate to ask developers to contribute towards flood risk mitigation which is not related to their development.	Comments noted regarding CIL/s106.	Policy option 6 is not required in the suggested form as this is would be controlled through the planning obligations process regardless. Suggest a collection of (evidenced) projects that contributions could be directed to should NCC adopt a CIL is included in the community aspirations section of the NP.

Objective 8				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 8 Older People	We agree that new housing should 'provide' for the older generation and be designed for the long term. We would however be opposed to the Neighbourhood Plan DEFINING or IDENTIFYING what it suggests as suitable in size or nature. We await the results of the recent Housing Needs Analysis Assessment as a reference document.	Comments noted. Agreed that a policy should be included that supports housing provision for all members of the community and it would be inappropriate to define or identify specific types and sizes.	Prepare policy on housing accordingly – Morpeth NP could be a useful guide. A policy is needed that is responsive and flexible to what evidence suggests. Requirements may change over life of the NP. It could be reasonable to include in the supporting text references to what the latest evidence points to.
Landowner , Ponteland	Objective 8	I support the proposal to ensure sufficient housing for the ageing population particularly as this is increasing in number, and Ponteland is an attractive place for people to retire to. However I would point out that Objective 10 on young people does not include a corresponding proposal to ensure sufficient housing is provided for young people in Ponteland. There needs to be a re-balancing of the population in Ponteland to bring in young blood and support facilities such as the schools. This a matter for the Core Strategy to address without being fettered by constrictive Neighbourhood Policies.	Comments noted and agreed. The NP should not exclude the housing needs of younger people. This will be rectified going forward.	It may be the best approach going forward to address in the Housing section the housing needs off the whole community and the older and younger people's sections be combined to discuss the leisure and facility needs of the whole community.
NCC	Objective 8: Older People	It may be more appropriate to refer to the neighbourhood area rather than just '...in and around Ponteland.' Since this ensures that consideration is given to the needs of older people living in any more isolated locations in the parish.	Comment noted. Consistent wording to be used throughout the NP.	Ensure use of "neighbourhood plan area".

Objective 9				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 9 Health Care and Leisure	We agree with the statement that the plan should ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities but see the overall view as quite insular. In Health the NHS both locally and nationally are increasingly moving towards a shared service approach which will require people to perhaps travel longer distances for some aspects of healthcare (which are located within larger towns or city centres) to other areas and for which cannot be provided within local GP surgeries or health centres. It would be difficult for the PNP to provide a solution to this but we feel that providing such a broad statement is perhaps a leap too far in present times.	Comments noted.	Need to re-word this. Perhaps remove “easy”? e.g. “Ensure that the people of Ponteland of all ages have <del>easy</del> access to health care and leisure provision”.
Dissington Estate	Objective 9 Health Care and Leisure, policy options 1 and 2	We agree and would support the requirement towards a positive policy encouraging new leisure development, specifying a criteria based approach to ensure any new proposed development is accessible to all and for the Identification of where developer contributions for leisure facilities/ recreation could be spent.	Comments noted.	Morpeth NP has a good policy for this that could be looked to as a useful guide. Evidence may be needed to prove a need/shortfall if certain types of facility are identified. Accessibility, etc. is likely to be covered in a non-specific, area-wide policy.
Landowner , Ponteland	Objective 9	no comment	Noted.	n/a
NCC	Objective 9: Healthcare and Leisure	It may be more appropriate to refer to the neighbourhood area rather than just ‘...the people of Ponteland of all ages.’	Comment noted. Consistent wording to be used throughout the NP.	Ensure use of, for example, “neighbourhood plan area”.

NCC	Objective 9: Healthcare and Leisure, Policy option 2	Policy option 2 relates to identifying where developer contributions for leisure facilities/recreation could be spent. This implies that there will be developer contributions. Assumptions should not be made in this context. It would be more appropriate to consider what, if any, gaps exist in provision by way of an infrastructure audit and to collect the evidence necessary to link any further provision with proposed development where a need for the facilities arise directly from that development. This would align with legislation and national policy governing the use of planning obligations (section 106 agreements). Separately, it may be appropriate to identify relevant projects that could be delivered through CIL if that were to be created. The neighbourhood plan could be used as a means of defining those projects supported by the community for which funding, including CIL, may be sought in the future. This could form part of an annex to the Plan.	Comments noted and agreed.	Suggest a collection of (evidenced) projects that contributions could be directed to should NCC adopt a CIL is included in the community aspirations section of the NP.
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Objective 10				
Consultee	Consultation point	Comment	Suggested Response	Suggested actions going forward
Dissington Estate	Objective 10 Education and Young People	We agree that our schools should be well-planned to meet the needs of our current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland.	Comment noted. Policies for schools to meet current and future pupil populations are not within the remit of the Neighbourhood Plan and those elements will be removed. The NP will continue to support well-designed and accessible buildings through the use of design policies.	Continue to support in the NP proposals that ensure sufficient recreational facilities. Pursue a policy on good design.
Dissington Estate	Objective 10 Education and Young People	We would like to see reference made to Northumberland College and providing a positive policy towards any future plans that they may have at their Kirkley Hall campus with relation to Educational advances and student development and provision.	Comments noted. The PNPSG acknowledge the role that the College plays in the area and has engaged in discussions with them. Whilst it is understood that there are no proposals for the site in the short or long term, it is not considered appropriate that a policy is put in place that could create inflexibility in their future operations.	None required.
Dissington Estate	Objective 10 Education and Young People, policy option 1	We are tentatively supportive of the need for a policy which has a criteria-based approach to any new education development in Ponteland (related to pedestrian/ cycle access, transport, design, landscaping, recreational space, etc). We recognise that there will be the need for an emphasis on the future of the schools and their inevitable relocations but we are reluctant for the plan to suggest that it may have some form of scoring mechanism for their future location.	Comments noted. Agreed, a “scoring system” criteria may not be appropriate. This will be revised.	The intentions of the policy appear to be focused on good design and accessibility. This could be covered in a generic policy to be applied across the NP area.

Landowner , Ponteland	Objective 10	Education is the responsibility of the County Council and it is not within the Neighbourhood Plan's capacity to determine what new development is needed or the form it should take.	Comment noted. Agree it is not for the NP to determine school capacity and the need for new schools, but it is appropriate for the NP to provide positive policies to support expansion or new schools where and when needed. The objective will be reworded to make that clearer and the policies will be prepared accordingly.	Schools policies shouldn't discuss when and why new education facilities should be required but could support expansion. See Morpeth NP for a guide. The intentions of the policy appear to be focused on good design and accessibility. This could be covered in a generic policy to be applied across the NP area.
NCC	Objective 10: Education and Young People	Objective 10, as currently drafted, would not be supported by the County Council. The objective states that schools would meet the needs of "our current and projected pupil population". This conflicts with national policy and guidance in the context of parental choice in education for their children and would therefore fail to meet the 'basic conditions' tests applied to neighbourhood plans. Schools within Northumberland currently take pupils from outside the administrative area of Northumberland County Council. This matter concerns admissions policies applied by schools and cannot be controlled by planning policy. It is therefore suggested that consideration be given to redrafting the objective.	Comments noted. Agreed, it is not the role of the NP to discuss current and future pupil numbers or school choice. The objective was related to ensuring any new educational buildings were well designed and located. This will be clarified accordingly.	The intentions of the policy appear to be focused on good design and accessibility. This could be covered in a generic policy to be applied across the NP area.

NCC	Objective 10: Education and Young People, Policy option 4	Policy option 4 relates to identifying where developer contributions for additional/improved recreational space could be spent. This implies that there will be developer contributions. Assumptions should not be made in this context. It would be more appropriate to consider what, if any, gaps exist in provision by way of an infrastructure audit and to collect the evidence necessary to link any further provision with proposed development where a need for the facilities arise directly from that development. This would align with legislation and national policy governing the use of planning obligations (section 106 agreements). Separately, it may be appropriate to identify relevant projects that could be delivered through CIL if that were to be created. The neighbourhood plan could be used as a means of defining those projects supported by the community for which funding, including CIL, may be sought in the future. This could form part of an annex to the Plan.	Comments noted and agreed.	Suggest a collection of (evidenced) projects that contributions could be directed to should NCC adopt a CIL is included in the community aspirations section of the NP.
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## Appendix 21

### Party in the Park 2016 Display



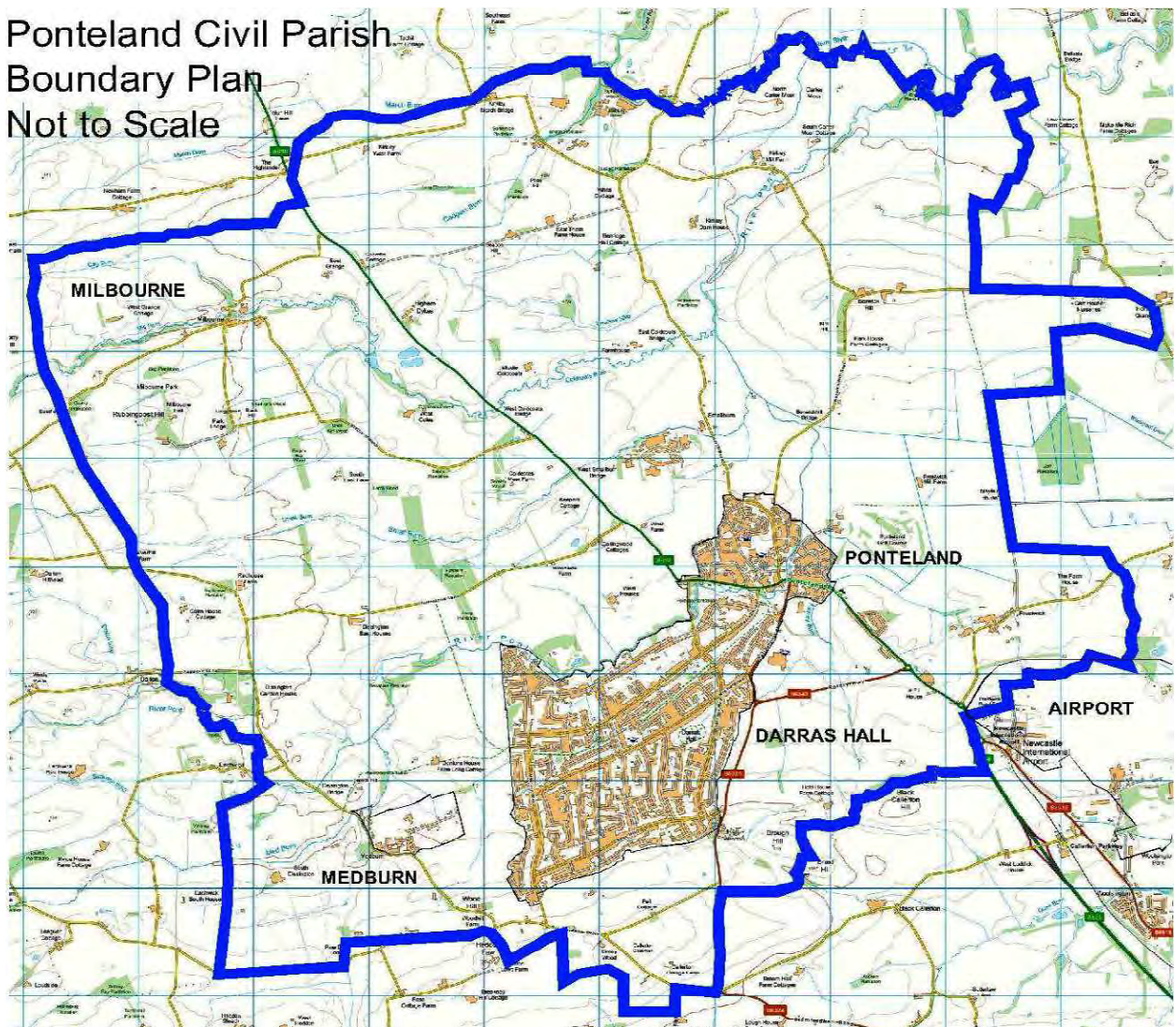
# Ponteland Neighbourhood Plan

## Neighbourhood Planning

Neighbourhood Plan gives communities direct power to develop a shared vision for the neighbourhood, shape the development and growth of the local area. It's a powerful tool to ensure the right types of development for the community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area

Please note when making your comments that legislation does not allow Ponteland Neighbourhood Plan to have policies to protect the greenbelt, or to control housing numbers for the area. We cannot plan for land that is currently in the greenbelt, even though the County Council may be proposing to delete some of these greenbelt sites. These matters are in the jurisdiction of the County Council

Ponteland Civil Parish  
Boundary Plan  
Not to Scale





# Our Recent Consultation

This was the final consultation stage before we produce our full draft Neighbourhood Plan for Ponteland. We have consulted you, the community on what issues you felt were most important in Ponteland over the last two years, and we have now translated those into a Vision for Ponteland over the next 20 years, and a set of 10 objectives. These objectives can be achieved through a combination of Planning Policies, and Community Projects. The Planning Policies have to be land-use planning policies and also they must comply with stringent regulations. Where we cannot have a land-use Planning Policy, we have proposed Community Projects to take forward issues raised by the local community. These are contained elsewhere.

The Ponteland Neighbourhood Plan has to plan for the number of houses in the County Council's Core Strategy regardless of whether the Town Council agree with them or not. This restricts what site specific housing policies we can have at this stage

## Preliminary Report

• Objective 1 Built Environment	98% agree	Method of implementation	94-99% agree
• Objective 2 Natural Environment	98% agree		95-100% agree
• Objective 3 Housing	82% agree		87-96% agree
• Objective 4 Business	92% agree		42-88% agree*
• Objective 5 Retail	92% agree		92-96% agree
• Objective 6 Transport	95% agree		93-95% agree
• Objective 7 Flooding	99% agree		89-99% agree
• Objective 8 Older people	98% agree		94-96% agree
• Objective 9 Healthcare	98% agree		90-94% agree
• Objective 10 Education	95% agree		94-98% agree

**\* The 42% refers to the possibility of a small Hotel**

## Next Steps

- We will process the results, and start working on a full draft plan for Ponteland
- We will carry out a full Regulation 16 consultation on the 'pre-submission draft Plan for a statutory period of 6 weeks
- We will make any amendments that are needed, and submit our plan to NCC who will then re-consult on the plan for 6 weeks
- NCC will then appoint an Independent Examiner, to check that the Plan meets the statutory requirements (Basic Conditions)
- If the Plan passes examination, it then goes to Referendum; every resident in the Civil Parish will have the opportunity to vote
- If more than 50% of the voters say 'yes', then our plan will be 'made', and become part of Local Development Plan for the area (which will consist of "Our Plan" and the NCC Core Strategy when it is adopted)

# OUR VISION



**'Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable place to live, work and visit.'**



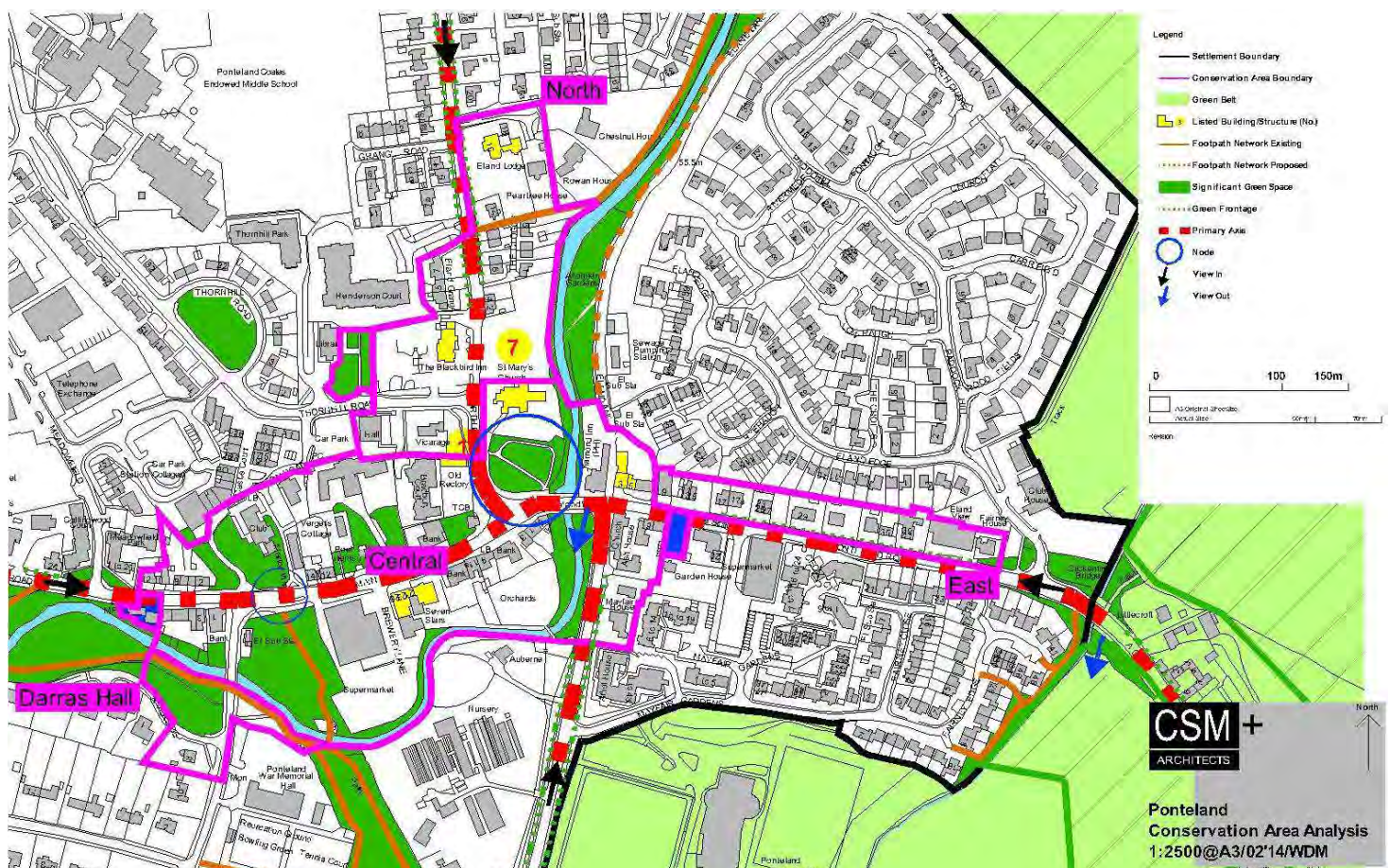


## Objective 1: (Built/Historic Environment)

To ensure that new development contributes positively to the unique historic and natural characteristics of the parish of Ponteland

TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure new development respects the special character of the Ponteland Conservation Area
2. Ensure that new residential development in special character areas (for example, Darras Hall) preserves the special character of the area
3. Incorporate sustainability measures into our new buildings where possible
4. Identify local heritage assets - these are buildings which are not listed but do have a local historic value
5. Have specific policies for the smaller settlements in the Parish and we could define settlement boundaries





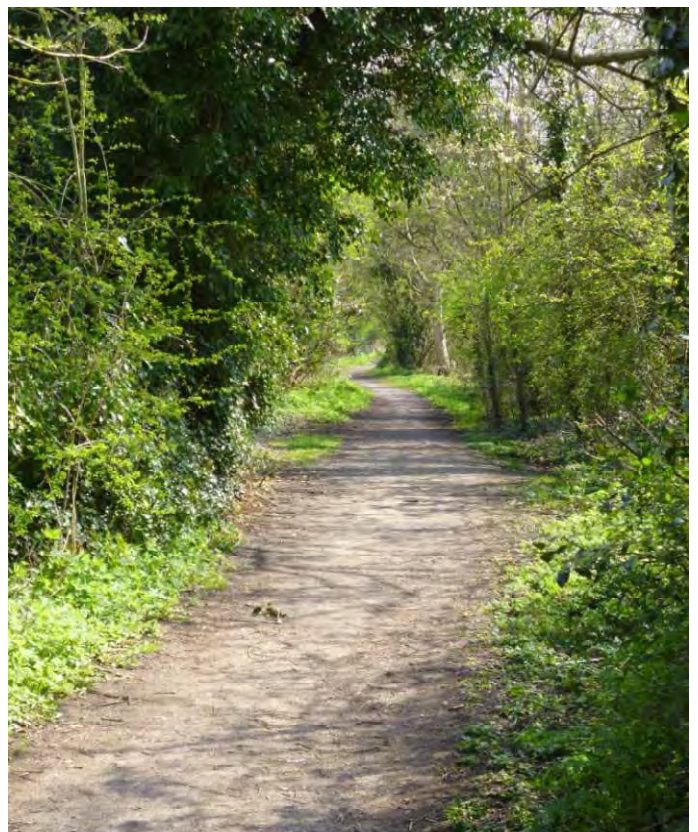
## Objective 2: (Natural Environment)

To plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland

TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Have a policy to protect and enhance identified Wildlife Corridors in Ponteland
2. Identify Local Green Spaces in Ponteland which can be protected from development
3. Allocate land adjacent to Ponteland Cemetery for expansion of the cemetery and ensure that areas adjacent to the cemetery that are developed, incorporate effective screening, landscaping and habitat improvements
4. Protect special landscapes and landscape areas around Ponteland where there is evidence to support this approach
4. Protect Sites of Special Scientific Interest and Local Wildlife Sites
6. Have policies to seek the incorporation of multi-functional green space and Sustainable Urban Drainage into new developments
7. Seek improvements to habitats, wildlife corridors and links through the use of developer contributions where viable

- ***The Civil Parish includes a number of green spaces important for leisure and recreation including Ponteland Park as well as informal green spaces contributing to the “Green Approaches” and allotments***
- ***Wildlife corridors are important in providing connectivity between different habitats. Designated wildlife corridors have been identified and require preservation***



## Objective 3: (Housing)

The Neighbourhood Plan will provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs

### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Define what the affordable (social) housing provision levels should be for Ponteland, based on the recent Housing Needs survey which has been undertaken
2. Identify the type and mix of housing that Ponteland needs, based on the recent Housing Needs survey
3. Restrict housing in residential gardens in the Plan area
4. Seek to direct new housing to brownfield sites in Ponteland
5. Have a positive policy approach to new housing on the Industrial Estate in Ponteland and other brownfield sites
6. Have a criteria based policy on new larger housing developments to ensure the development benefits Ponteland through being well designed, integrated into the village, providing new green open spaces, enhancing existing green corridors with good pedestrian/cycle links to the village centres

***When making your comments on this section please note that legislation does not allow the Ponteland Neighbourhood Plan to have Policies to protect the Green belt, or to control Housing numbers for the area***

### Housing Need Survey-Sample Observations

- Response approaching 30% of households
- Type of resident mainly owner occupier, 57% no mortgage, low household occupancy with 3-4 bedrooms
- Signs of required future housing, within and beyond 5 years.
- Price range for purchasing new housing £250k-£500k, identified by 50%
- Reasons for moving, too many bedrooms, retirement and family reasons
- 3 types of mover, resident house owner, splitting household and under 18 departing
- Where? Civil Parish except under 18 departing
- What would you be looking for?

Generally older house owner looking to stay in the community \_ detached house/bungalow (smaller)

Splitting household \_ semi detached 2 bed accommodation

- What is stopping you from moving? Lack of suitable property and the type of housing required. A splitting household unable to afford, lack of availability of type.
- 70% of households wanting to move are not looking to rent
- No health issues just limited number needing social services

#### Other influences

- 1-3 cars per residence, highest use for convenience, school run
- Other transport, community minibus/dial a ride/patient travel
- Importance of public transport-Important & desirable to residence
- Comments public transport, dissatisfied with frequency, punctuality, locations and bus conditions. Satisfied with getting on/off bus
- Improvements connection to Metro & Callerton Park, later service times & increased frequency.
- 90% residents shop in Ponteland

***Thank you to everyone who completed the recent Housing questionnaire. The full results will be published in the June edition of Ponteland News and Views***



## Objective 4: (Business and Employment)

To identify and encourage employment opportunities for sustainable economic growth, leisure, and tourism across the Parish

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Define an area for a Community Hub building to be provided which could house small-scale employment units for small businesses, alongside other facilities for the local community
2. Positively encourage new hotel accommodation in Ponteland
3. Identify sites for additional parking, so that new development proposals for leisure, tourism or employment, include adequate parking provision
4. Have a positive policy with regard to rural business development proposals



## Objective 5: (Retail)

To enhance, diversify and improve the range of shops and services in Ponteland

**TO IMPLEMENT THIS OBJECTIVE THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Provide a positive framework for the re-development or improvement of the Merton Way shopping centre and the Broadway Shopping Centre
2. Define where we think the 'Key Shopping Areas' are for Ponteland



## Objective 6: (Transport)

To make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Improve identified pedestrian routes, and improve and extend identified cycle routes and ensure that cycle/pedestrian links are incorporated into new development
2. Ensure there is enough car parking provision in new development, and provide a positive framework for new car parking provision in Ponteland

***When making your comments on this section, please note that legislation does not allow the Ponteland Neighbourhood Plan to have policies on a Relief Road for Ponteland***



*Reivers Cycle Route, Ponteland*

*Regional Route 10 of the National Cycle Network follows the line of the old railway which ran from Darras Hall via Ponteland to South Gosforth. The railway opened in 1913, was never a commercial success and closed to passengers in 1929. The line finally closed in 1954*



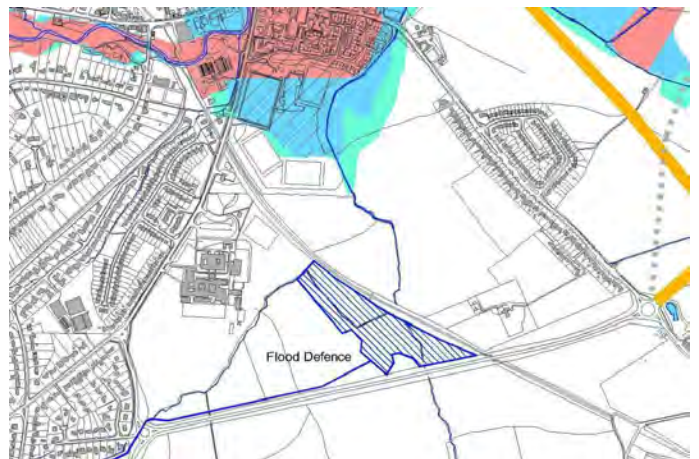


## Objective 7: (Flooding)

### To reduce the causes and impacts of flooding in Ponteland

#### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure all new developments, conversions and extensions provide separation of surface water from foul water in on site private drainage and connections to adopted sewers, even when the receiving sewers are combined
2. Ensure surface water discharge from new developments is restricted to a peak flow in line with the lesser value of a Greenfield run off rate (Qbar) or 5 litres/second
3. Ensure surface water systems for new developments shall include for a 10% allowance to accommodate future flows generated as a result of urban creep
4. Ensure sustainable Urban Drainage systems is integral to all new development
5. Ensure land located to the north of Rotary Way and at a level of less than 60.00m AOD is kept available for flood storage to facilitate overtopping of the Fairney Burn and its tributaries
6. Provide for a community infrastructure levy or a Section 106 agreement where such a levy will be beneficial to existing and proposed developments. The levy would contribute towards flood risk mitigation



## Objective 8: (Older People)

### To Ensure that the neighbourhood plan provides for the ageing population in and around Ponteland

#### TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:

1. Ensure sufficient suitable housing available to meet the needs of the ageing population
2. Seek to integrate 'accessibility' for the elderly and less mobile into new development

## **Objective 9: (Health Care and Leisure)**

**Ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities**

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Have a positive policy encouraging new leisure development, specifying a criteria based approach to ensure any new proposed development is accessible to all
2. Identify where developer contributions for leisure facilities/recreation could be spent



## **Objective 10: (Education and Young People)**

**To ensure that our schools are well-planned to meet the needs of our current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland**

**TO IMPLEMENT THIS OBJECTIVE, THE PONTELAND NEIGHBOURHOOD PLAN COULD:**

1. Have a policy which has a criteria based approach to any new education development in Ponteland (related to pedestrian/cycle access, transport, design, landscaping, recreational space, etc.)
2. Identify areas of recreational value to protect as Local Green Space
3. Ensure that any development that involves the loss of a recreational facility, replaces it with an equivalent facility elsewhere
4. Identify areas where developer contributions could be spent on additional/improved recreational space

## Community Projects identified in the draft Plan

A list of Community Projects has been created through the consultation process and the development of the policy areas

These cannot be addressed through planning policies nor can they be delivered by the Neighbourhood Plan Group

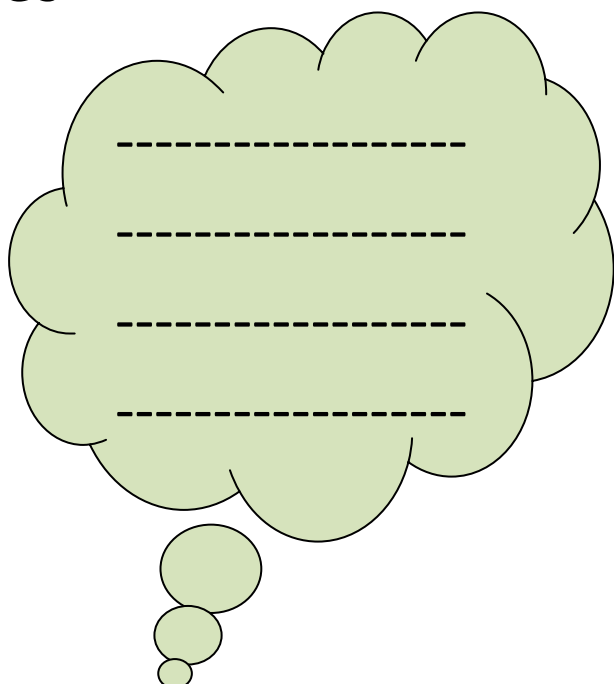
Local Organisations are invited to get involved with delivering these Projects

- During 2015 Ponteland Community Partnership hosted "Ponteland Question Time" and appointed a Youth Ambassador to promote young people
- The Ponteland Civic Society are preparing a "Local List"

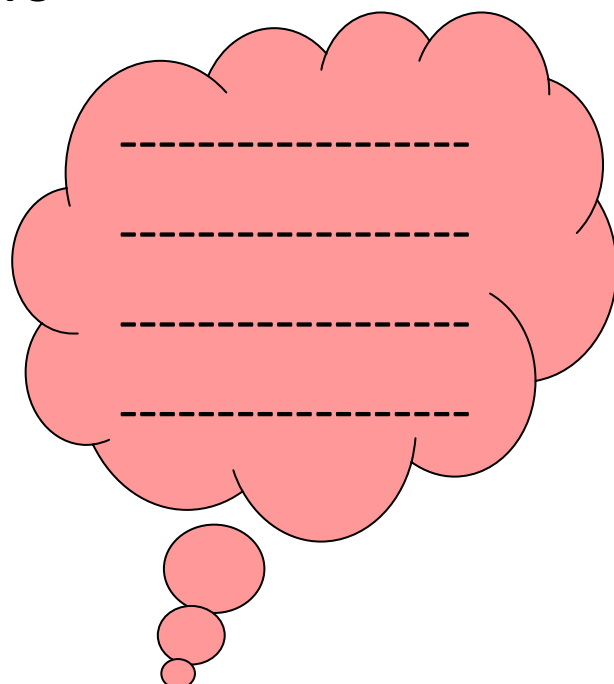
We would encourage other local organisations to get involved

Please use the "post it notes" provided to indicate your agreement and add comments

Yes



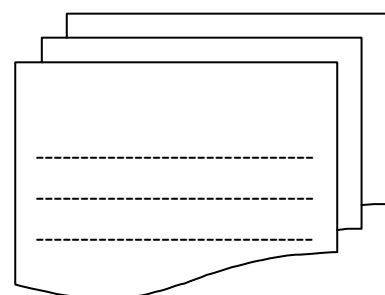
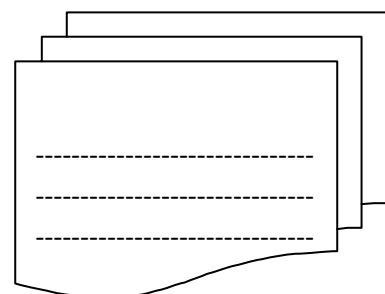
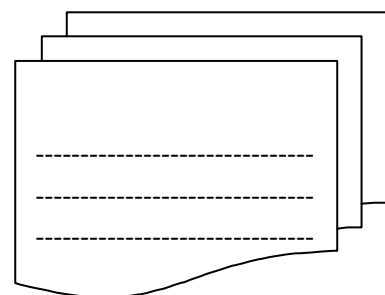
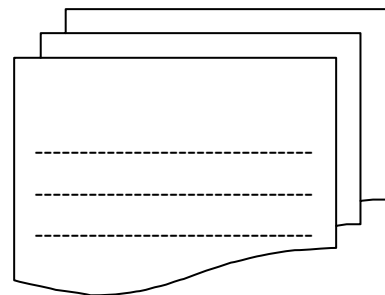
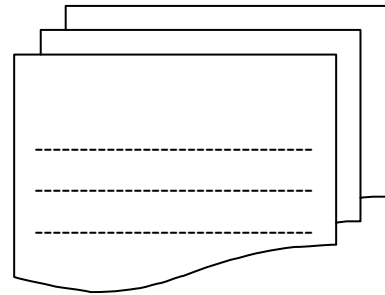
No





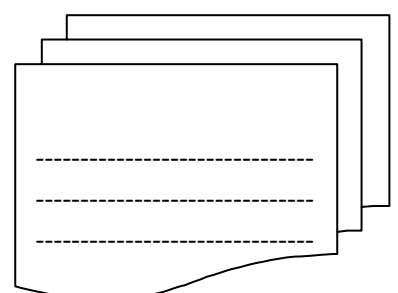
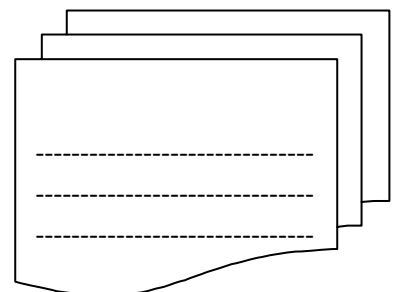
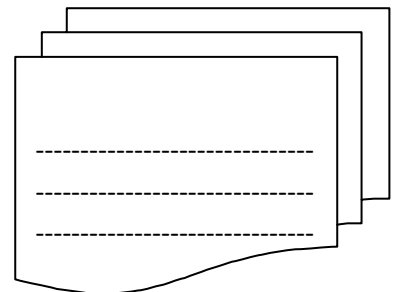
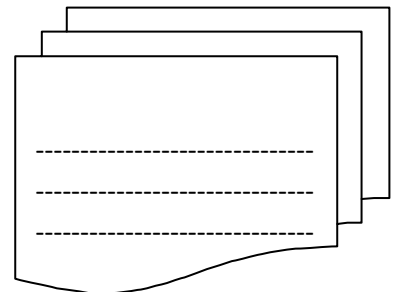
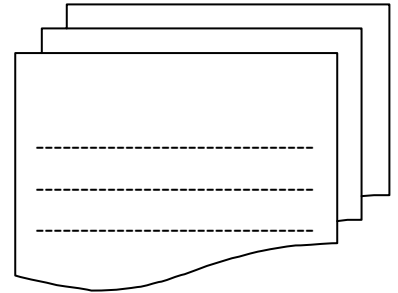
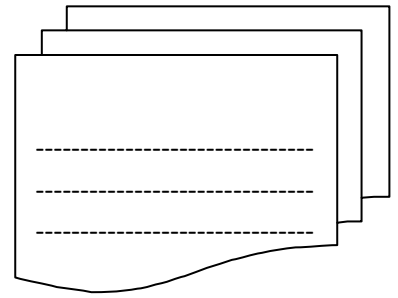
## Environment

- To work with NCC to extend the Conservation Area boundary in Ponteland and to develop and adopt a Conservation Area Character Appraisal for Ponteland
- To support the Red Squirrel group in Ponteland to maintain and improve the populations of red squirrel locally
- To liaise with landowners and other stakeholders to safeguard land needed as flood storage areas
- To work with Northumberland County Council (NCC) to get an Article 4 designation on parts of Ponteland where it is desirable to remove permitted development rights for front boundary changes
- To work with NCC and local businesses to reduce and standardise the amount of 'A' boards on the streets



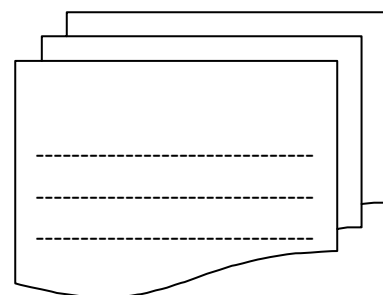
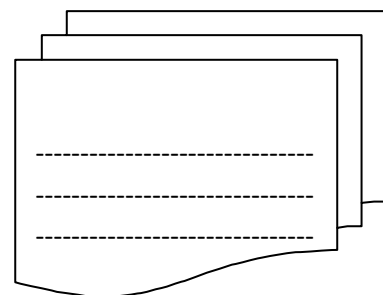
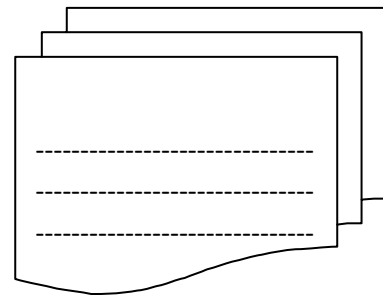
## Transport & Infrastructure

- Continue to work with NCC and press for a relief road for Ponteland
- Work closely with the Bus Users Group in Ponteland to improve the reliability of public transport in Ponteland, and seek to promote investment in real-time information at key bus-stops in Ponteland
- To work with local groups and NCC to identify key 'accessibility hot spots' where improvements could improve accessibility for those with mobility impairments
- To work with NCC to seek funding allocations for improvements to cycle infrastructure in Ponteland
- Work with NCC to implement a 20mph limit in some areas of Ponteland (particularly around the schools)
- Proposals under the Transport objective, to improve accessibility to public transport for the older person



## Health

- To seek to secure additional GP services in Ponteland to meet the needs of local residents
- To seek to work with service providers and others to secure better access to healthcare in Ponteland
- Seek to implement the Ageing Well in Northumberland Strategy



***Ageing Well is a positive approach to planning and working with local people to ensure Northumberland is a good place to grow older. It seeks to promote the health and wellbeing of older people within their local communities while also valuing the skills, experience and energy people offer.***

***Ageing Well is co-ordinated by the involvement and service development team within adult community services.***

***Ageing Well also supports the development of community projects in response to identified needs. Examples include gardening activities for people with dementia; supported healthy walks; dementia awareness training in communities and for staff groups e.g. bus operators, landlords.***

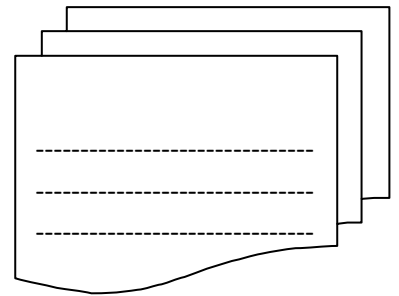
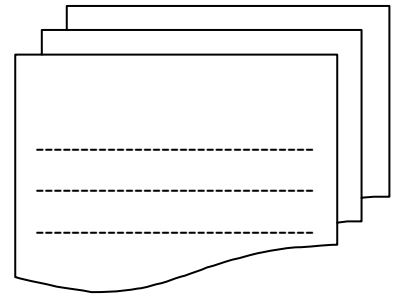
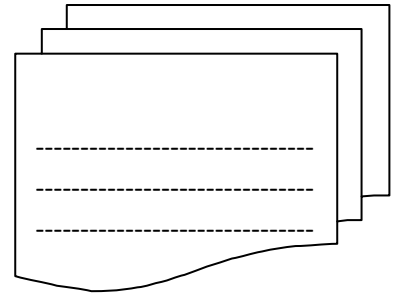
***Ageing Well is funded by Northumberland County Council and supported by the active involvement of older people around the county. The Ageing Well Partnership Board maintains effective partnerships to develop a co-ordinated approach to the strategic planning for older people.***

***The Ageing Well Network supports the partnership between statutory and voluntary sector organisations, sharing information to ensure access to support and efficient use of resources.***

***Ageing Well and dementia forums provide information for individuals and give the opportunity for people who use our services to inform developments.***

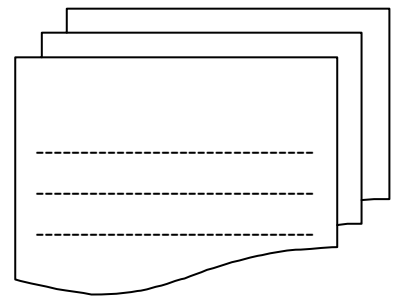
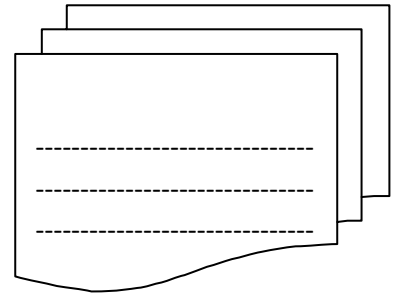
## Community Facilities

- A Community Hub: To explore the viability of creating a 'community hub' at a central location in Ponteland. This could provide both facilities for the wider community including the youth
- Ideas such as a joint library/internet café/community space could be explored
- Community Toilet scheme to be developed in collaboration with local shops and community facilities



## Young People

- Explore and promote activities for younger people
- “Youth Ambassador” from the Community Partnership to promote young people’s needs



## Appendix 22

### *Pont News & Views Article October 2016*



# Last chance to comment on Neighbourhood Plan

The final consultation stage of the Ponteland Neighbourhood Plan before it goes to independent examination is being launched next month.

A group of volunteers working on behalf of the Town Council have been preparing the plan on behalf of Ponteland Town Council, under the auspices of the Localism Bill 2011, for the past three years.

The process has included several consultations and events to gather views and opinions as well as feedback on proposals from the Ponteland Neighbourhood Plan Steering Group. The Plan consists of planning policies with supportive text, an extensive evidence base and a list of community aspirations.

It can be viewed from November 1st to December 16th online at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk) and in hard copy from 9.30am – 12.30pm Monday to Friday at Ponteland Town Council Offices in Meadowfield Industrial Estate and comments made.

**Steering Group members will also be available at a drop-in event on Saturday November 5th from 10am – 1pm at Merton Hall.**

If the plan passes independent examination it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of the Local Development Plan for the area.



**gdst** Gifted and Talented School Trust

**NEWCASTLE HIGH SCHOOL FOR GIRLS**

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Our new state-of-the-art Senior School facilities are **NOW OPEN**

**Unrivalled facilities.  
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**Senior School – Saturday 12th November**  
**Sixth Form – Wednesday 16th November**

**BOOK YOUR PLACE TODAY**  
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Admissions 0191 2016511

## **Appendix 23**

### ***Pont News & Views Article November 2016***



## Pre-Submission draft

### Final consultation: November 1st to December 16th

Over the past three years the Ponteland Neighbourhood Plan steering group of volunteers acting on behalf of the Town Council has been working towards a pre-submission draft plan for the next stage of Neighbourhood Planning.

Neighbourhood planning is a right for communities introduced through the Localism Act 2011.

Since 2013 the group has followed a process to ensure the Neighbourhood Plan reflects what the community in Ponteland want, whilst also seeking to ensure that the plan will meet the 'basic conditions' of national planning policy and guidance.

We now need your input to ensure the plan and policies are developed fully to reflect the views of local people and a 'drop-in session' has been arranged for Saturday November 5th from 10am to 1pm at Merton Hall where you can come and talk to the steering group members.

You can also let us know your views on the draft plan in the following ways:

- View and respond to the draft plan and supporting documents on the Ponteland Neighbourhood Plan website at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk).
- Inspect hard copies of the draft plan and documents at Ponteland Town Council Offices between 9.30am and 12.30pm Monday to Friday
- Email written representations to [pnpp@ponteland-tc.gov.uk](mailto:pnpp@ponteland-tc.gov.uk)
- Send written representations by post to Ponteland Neighbourhood Plan Steering Group, c/o Ponteland Town Council, Unit 1 Meadowfield Court, Meadowfield Industrial Estate, Ponteland, NE20 9SD.

Written comments must be received by 12noon on Friday December 16th.

#### Next steps

Following the end of this consultation period we will review the responses received and identify if any changes need to be made to the Neighbourhood Plan and its evidence base. The current timetable for the next stages of the plan making process is:

- Submission of the plan to Northumberland County Council for examination – Feb/March 2017
- Consultation on the submission plan – spring 2017
- Examination of the plan by an independent examiner – spring/summer 2017



## **Appendix 24**

### ***Pont News & Views Article December 2016***



# Two weeks left to comment on draft neighbourhood plan

There are just two weeks left to comment on the draft neighbourhood plan prepared by a group of volunteers working on behalf of the Town Council.

Ponteland Neighbourhood Plan Steering Group is now at the final stage of consultation with those who live, work or carry out business in the Neighbourhood Plan area - the civil parish of Ponteland.

A consultation event was held at Merton Hall on November 5th where residents had the opportunity to discuss the plan and the future development of Ponteland with steering group members.

Display materials at the event contained detailed information including a map showing the 33 planning policies covering the built and natural environment, local economy, community wellbeing, housing, transport, and flooding. The pre-submission draft consultation document was also available with all the supporting background papers.

During the past three years a number of non-planning issues have been

expressed to the volunteer group which, although outside its remit, have been turned into projects or community actions involving other local organisations. These include:

- Conservation Area: to work with Northumberland County Council to review the Ponteland Conservation Area boundary and to develop and adopt a Conservation Character Appraisal and Management Plan for Ponteland and High Callerton.
- Local List of Heritage Assets: to work with NCC and the local community to support the preparation and adoption of a local list of heritage assets of local value.
- Youth Forum: to create a youth forum to promote the needs of the young people in the neighbourhood plan area.

Ponteland Civic Society is working on the Conservation Area and the Local List of Heritage Assets and Ponteland Community Partnership is taking on the creation of a Youth Forum.

Following the consultation, the steering group will review the draft plan and background papers and prepare the neighbourhood plan for submission to Northumberland County Council in spring 2017. For more information visit [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

This consultation should not be confused with the Northumberland County Council's Local Plan Core Strategy Pre-Submission draft – Proposed Further Major Modifications Consultation – details of which can be found on page 7.



## **Appendix 25**

### **Pre-Submission Draft 2016 Notice Board**



## **Public notice**

### **The Ponteland Neighbourhood Plan The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)**

#### **NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL**

Ponteland Town Council has prepared a Draft Neighbourhood Development Plan for the Ponteland Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the parish.

In accordance with the Regulations, the Town Council is required to publicise the Draft Plan and invite comments. Copies of the Plan will be available for public inspection for at least six weeks commencing on **Tuesday 01 November 2016** and ending at **12 noon on Friday 16 December 2016**.

The Plan and supporting documents can be viewed on the Ponteland Neighbourhood Plan website at: <http://www.pontelandneighbourhoodplan.co.uk/>

#### **The Draft Plan will be available for inspection at the following location:**

Ponteland Town Council, Unit 1 Meadowfield Court, Meadowfield Industrial Estate,  
Ponteland, Newcastle upon Tyne, NE20 9SD  
Between the hours of 9.30 a.m. and 12.30 p.m. – Monday to Friday.

#### **Any person or organisation may comment on the Plan.**

Representations may be made by email to [pnpp@ponteland-tc.gov.uk](mailto:pnpp@ponteland-tc.gov.uk) or by post to:  
Ponteland Neighbourhood Plan, c/o Ponteland Town Council, Unit 1 Meadowfield Court,  
Meadowfield Industrial Estate, Ponteland, Newcastle upon Tyne, NE20 9SD.

All representations must be received by the Town Council **no later than 12 noon on Friday 16 December 2016**. All representations will be publicly available and will be considered by the Town Council in producing the final Plan which will then be submitted for Independent Examination.

**Carl Rawlings**

**Mayor, Ponteland Town Council**

**Date:**

## **Appendix 26**

### **Pre-Submission Draft 2016 Formal Letter to Consultees**

# Ponteland Neighbourhood Plan

21<sup>st</sup> October 2016

Dear Sirs

**Ponteland Neighbourhood Plan  
Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation  
and publicity**

Ponteland Town Council, as a qualifying body for the purposes of neighbourhood planning for the Ponteland Neighbourhood Area, has completed the preparation of the Pre-Submission Draft Ponteland Neighbourhood Plan.

You are identified by the Town Council as a consultation body for the purposes of the Regulations whose interests may be affected by the policies contained in the Draft Plan. I am therefore providing you with notice that written representations are being invited on the pre-submission draft Plan for a period of at least six weeks, **commencing Tuesday 1 November 2016 and ending at 12 noon on Friday 16 December 2016.**

The Plan and supporting documents can be viewed and responded to on the Ponteland Neighbourhood Plan website at <http://www.pontelandneighbourhoodplan.co.uk/as from 1st November>. Hard copies of the Plan will be available to inspect at Ponteland Town Council Offices between 9:30am and 12:30pm Monday to Friday.

Representations may be made via the website, or email to [pnnp@ponteland-tc.gov.uk](mailto:pnnp@ponteland-tc.gov.uk) or by post to: Ponteland Neighbourhood Plan Group, c/o Ponteland Town Council, Unit 1 Meadowfield Court, Meadowfield Industrial Estate, Ponteland, Newcastle upon Tyne, NE20 9SD.

We would be pleased to receive any written representations you may wish to make on the Plan and supporting documents **before 12 noon on Friday 16 December 2016.**

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

Yours sincerely,

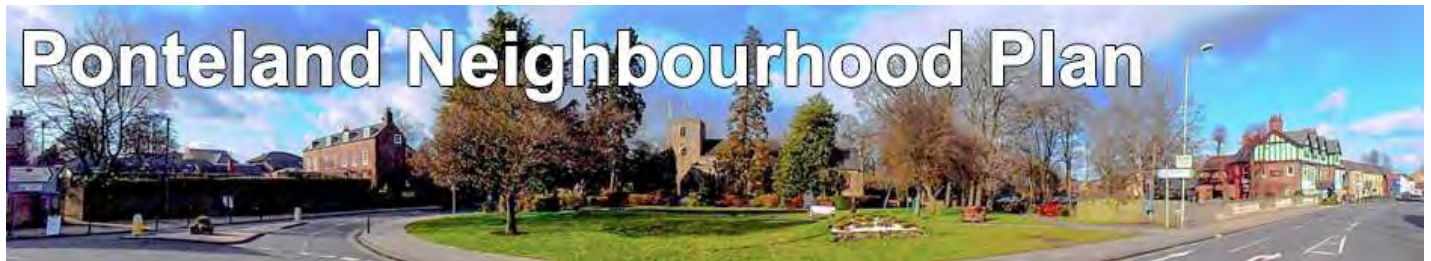


**Carl Rawlings  
Mayor, Ponteland Town Council**

## **Appendix 27**

### **Pre-Submission Draft 2016 Informal Letter to Consultees**





21<sup>st</sup> October 2016

Dear Sir or Madam

**Ponteland Neighbourhood Plan: Consultation on the Pre-Submission Draft Plan**

I am writing to inform you that consultation on the Draft Ponteland Neighbourhood Plan begins on **Tuesday 1 November 2016 and runs until Friday 16 December 2016.**

The Plan and supporting documents can be viewed and responded to on the Ponteland Neighbourhood Plan website at <http://www.pontelandneighbourhoodplan.co.uk/> as from 1<sup>st</sup> November.

Hard copies of the Plan will be available to inspect at Ponteland Town Council Offices between 9:30am and 12:30pm Monday to Friday.

You can submit comments via the website, or email to [pnpp@ponteland-tc.gov.uk](mailto:pnpp@ponteland-tc.gov.uk) or by post to:  
Ponteland Neighbourhood Plan Group, c/o Ponteland Town Council, Unit 1 Meadowfield Court,  
Meadowfield Industrial Estate, Ponteland, Newcastle upon Tyne, NE20 9SD.

We would be pleased to receive any written representations you may wish to make on the Plan and supporting documents **before 12 noon on Friday 16 December 2016.**

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

Yours sincerely,

A handwritten signature in black ink, which appears to read 'Carl Rawlings'.

**Carl Rawlings**  
**Mayor, Ponteland Town Council**

## Appendix 28

### Pre-Submission Draft 2016 Consultee List

## Consultation Bodies

<b>ORGANISATION/NAME</b>	<b>CONTACT NAME</b>	<b>METHOD OF CONTACT</b>
Local Planning Authority - Northumberland County Council	Geoff Paul, Director	Email
The Coal Authority	Planning team	Email
Homes & Communities Agency	General address	Email/Mail
Natural England	Planning team	Email
The Environment Agency	Planning team	Email
Historic Buildings & Monuments Commission for England - Historic England	North East Office	Email
Network Rail Infrastructure Limited	Assets team	Email/Mail
Highways England	Planning team	Email
Primary Care Trust - NHS Northumberland Clinical Commissioning Group	Stephanie Edusei	Email
Avonline (electronic comms)	General address	Email
British Telecommunications Plc.	General address	Email/Mail
Cybermoor	General address	Email
CTIL (Cornerstone Telecommunications Infrastructure Ltd)	General address	Email
EE	Public affairs team	Email
Three	Jane Evans	Email
Virgin Media Limited	General address	Mail
Wildcard Networks (electronic comms)	General address	Email/Mail
Northern Powergrid	General address	Email/Mail
National Grid	General address	Mail
Northern Gas Networks	Stakeholder engagement team	Email/Mail
Sewerage Undertaker - Northumberland Water	Laura Kennedy	Email
Water Undertaker - Northumberland Water	Laura Kennedy	Email
United Utilities Water	General address	Email
Adjoining N'land NCC - Belsay Parish Council	General address	Email
Adjoining N'land CC - Heddon-on-the-Wall Parish Council	General address	Email
Adjoining N'land CC - Stamfordham Parish Council	Claire Miller, Clerk	Email
Adjoining N'land NCC - Stannington Parish Council	General address	Email
Adjoining N'land CC - Whalton Parish Council	General address	Email
Newcastle City Council Planning	Kath Lawless	Email
Adjoining Newcastle Council - Dinnington Parish Council	General address	Email
Adjoining Newcastle Council - Woolsington Parish Council	D. Bell, Clerk	Email
Sustrans	General address	Email
Theatres Trust	Planning team	Email
(NEECC) North East Chamber of Commerce	Rachel Anderson	Email
CLA - Country Land & Business Association	General address	Email

Ponteland Means Business (Ponteland Business Group)	Brian Russell	Email
Ponteland Community Partnership	Alma Dunnigan	Email
Darras Hall Estates Committee	General address	Email
Ponteland Community Trust	General address	Email
Civic Society	General address	Email
Greenbelt Group	General address	Email
Ponteland Lawn Tennis Club	Maureen Angus	Email
Archery Club	Mrs A Hughes	Email
Badminton Club	Tina Shipley	Email
Bowling Club	Mr David Kirk	Email
Bridge Club - Tuesday Memorial Hall	Mrs J Musson	By Hand/Mail
Ponteland Village Bridge Club	General address	By Hand
Cricket Club	Mr James Ealey	Email
Davis Art Group	June Colvin	By hand
Embroiderers' Guild	Mrs C Bird, Secretary .	Email
Diamond Inn Darts League	Secretary	Email
Floral Art Club	Mrs Pauline Sharp, Secretary	Email
Leisure Learning - U3A	Mrs A Phillips	Email
Methodist Church Carpet Bowling Club	Secretary Mrs B Hogg	Email
Ponteland Runners	Secretary	Email
Ponteland Tri	Sue Heppell, Secretary	Email
Ramblers Association	Mr C Braithwaite	Email
Repertory Society	Lynne Henderson	Email
Riding for the Disabled	Mrs S Wade, County Chairman	Email
Ponteland Flower Show	Syd Cowans	Email
Photographic Society	Chairman	Email
N East England Group of the Alpine Garden Society	Terry Teal	Email
Beading Group	Marijke Shrivastava	Email
Creative Writing Group	General address	Email
Inner Wheel Club	Mrs A Lowry	Email
Ponteland Memorial Hall	Trish Hardy, Secretary	Email
Merton Hall Recreation Centre	Mrs C Greenwell	Email
Tynedale Hospice Shop	General address	By Hand
HFT Charity Shop	General address	By Hand
1st Ponteland Girls Brigade	Capt. Mrs C Dodds	Email
1st Ponteland Scout Group	Clive Rich	Email
Ponteland Beavers, Cubs & Scouts	Mr & Mrs R Walker	Email
Boys Brigade	Mr L Dodd	By Hand/Mail
Girlguiding UK	Mrs L S Hughes	By Hand/Mail
Age Concern	Mrs J Graves	By Hand/Mail
Air Training Corps 733 Squadrom RAF Cadets	General address	Email
Army Cadets - Ponteland Detachment	2nd Lieutenant V Gardner	Email
British Red Cross Society	Mrs J Fellowes-Prynne	By Hand/Mail

Contact the Elderly	Sheila Ryder - North East Development Officer	Email
Dalton Village Hall	Mr Mike Barlow	Email
Diamond Inn Leek Club	Mr S Ransome	Email
Horticultural Society	Mr McParlin	By Hand/Mail
Freemasons	John Scott	Email
Rotary Club	Dr S Blair, Secretary	Email
Senior Gentlemen's Club	Secretary	Email
Inner Wheel Club	Mrs A Lowry	Email
Soldiers, Sailors & Airmen's Families Association	Mr David Pryer	Email
Lions Club	Mr J Morris, President	Email
WI Darras Hall	Sec. Mrs G Thompson	By Hand/Mail
WI Ponteland	Sec. Mrs Janet McCann	Email
Local History Society	Mr J Turner, Chairman	Email
Friends of Ponteland Park	Coral Wilmot	Email
Prestwick Residents Association	Mr J M Taylor	Email
Red Squirrels	Sally Hardy	Email
Pont Charity Group	Mr Bruce Grant	Email
Action on Hearing Loss	General address	Email
SocialEyes Ponteland	General address	By Hand
Ageing Well Ponteland	General address	Email
Alzheimer's Society North East Area	General address	Email
Age UK Northumberland	General address	Email
Northumberland County Blind Association	General address	Email
Happy Days Memory Café	General address	By Hand
Carers Northumberland	General address	Email
Healthwatch	General address	Email
ADAPT	General address	Email
St Marys Church	Office address	Email
St Marys Church	Vicar	Email
United Reformed Church	General address	Email
St Matthews Church	General address	Email
Ponteland Methodist Church	Minister	Email

Other individuals, organisations and businesses

ORGANISATION/NAME	METHOD OF CONTACT
Rowland Accountants	Email
Higgins & Winter Dental Practice	Email
Jans Kitchen	By Hand
Hooker & Young Skin/Hair Clinic	By Hand
YOLO Wine Bar	By Hand
Ponteland Barber Shop	Email
Russell & Co Chartered Accountants	Email



Iain Nicholson Solicitors	Email
Fortress Computers	Email
Salam Private Investments	Email
Major Family Law	Email
Strettles	By Hand
Bernard Interiors	Email
Merton Hall	Email
Barclays Banks	By Hand
Woodhall International	Email
Sanderson Young Estate Agents	Email
Henry Robert Hairdressing	By Hand
The Blackbird Public House	Email
Rialto Restaurant	Email
Ponteland Tandoori	Email
7 Stars Public House	By Hand
Branches Wine Bar	Email
Scotts Butchers	By Hand
Ponteland Manor Care Home	Email
Hedley Design	Email
Inksville Sign & Design	Email
C Brummitt Architects	Email
June Elliott Design	Email
Mitie	Email
Ponteland Print	Email
CAS Systems	Email
Attic Studio Photography	By Hand
HR Therapeutic Massage	Email
J & JM Straughan	By Hand
Aubrey Design	Email
Furniture Restoration of Ponteland	By Hand
Lawson Fuses	Email
Easirent	Email
Tofco	Email
Ponteland Medical Group	By Hand
White Medical Group	Email
Colette Stroud Solicitors	Email
Taopix	Email
Alnorthumbria Vets	Email
Manners Butchers	Email
MJS Computer Services	Email
Spence & Dower Architects	Email
Carousel Gifts	Email
H B Opticians Ltd	Email
Dulais Cleaners	Email

Darras Hall Dental Clinic	Email
Police	Email
Penny Pieces	Email
Ponteland High School	Email
Ponteland Middle School	Email
Coates School	Email
Darras Hall First School	Email
Ponteland First School	Email
Prestwick Park	Email
Prestwick Hall	By Hand/Mail
MK Developments	Email
Dissington Hall	Email
Lugano	Email
Arch Group	Email
Arch Group	Email
Arch Group	Email
Arch Group	Email
Hellens	Email
Banks	Email
Galiford Try	Email
Lambeth Smith Hampton (Formerly Storey sons & Parker)	
Barratt Homes	Email
Ponteland Library	Email/By Hand
Ponteland Leisure Centre	Email/By Hand
Ponteland Golf Club	Email
Newcastle Internation Airport	Email
Darras & Pont Taxis	Email
Darras Hall Private Hire	Email
Darras Minibuses	Email
The Diamond Public House	Email/By Hand
The Badger Public House	Email/By Hand
Dobbies Garden Centre	Email/By Hand
Nicholson Morgan Solicitors	Email/By Hand
Pajunk UK Medical Products	Email
Granary Stables	Email
Bridgfords Estate Agents	Email/By Hand
Commercial Financial Services	Email/By Hand
Brian Russell Accountants	Email
Sainsburys Supermarket	By Hand
The Useful Art Company	Email
Just Stumps	Email
Fratellis	Email/By Hand
Ponteland Nursery	Email/By Hand
New Rendezvous Chinese Restaurant	By Hand

Behind The Scenes	By Hand
Fuse Hairdressing	By Hand
Rook Matthews Sayer Estate Agents	Email/By Hand
S Finneran Electrical Engineers	By Hand
Strachan Vets	By Hand
Ponteland Footcare Clinic	Email/By Hand
Stonehaven B&B	Email
Look Twice	By Hand
Lloyds Banks	By Hand
Post Box Cafe	By Hand
McCarthy & Stone Assisted Living	Email
Abbeyfield Society	Email
Leonard Cheshire Disability	Email
Sovereign Care Homes	Email
Grange Lea Care Home	Email
Linden Homes	Email
Royal Mail Delivery Office	Email/By Hand
Watersons	Email/By Hand
Jewsons	Email/By Hand
Maysan Foods	By Hand
A&K Motors	By Hand
Nationwide Taxi Rental	By Hand
SPA Beauty Rooms	By Hand
Trigger Points Physiotherapy	Email/By Hand
Ponteland CIU Club	By Hand
One Stop	By Hand
Level 2 Barbers	By Hand
Elliotts Fruit & Veg Shop	By Hand
Sams Coffee Shop	By Hand
Ponteland Hardware	By Hand
Gills Fish & Chip Shop	By Hand
Parklands Pharmacy	By Hand
Q Hair Design	By Hand
Merton Way Chinese Takeaway	By Hand
Bardgetts	By Hand
Pont Travel Bureau/Post Office	By Hand
Poppys Cafe	By Hand
Pasha Barbers	By Hand
William Hill	By Hand
Waitrose	By Hand
Dobsons Estate Agents	Email/By Hand
Boots Darras Hall	Email/By Hand
Harvest Garage	By Hand
Triple 8 Motors	By Hand

Darras Hall McColls	By Hand
Newcastle Building Society	By Hand
Co-op	By Hand
Darras Hall Hair Lounge	By Hand
Bella & Frankie Deli	By Hand
Darras Hall Medical Clinic	By Hand
Ponteland Fire Station	Email
Haveli Restaurant	Email
Darras Hall Estate Committee	Email
Northumberland Wild Life	Email
Kirkley Hall	Email
Police Property Department	Email

## Appendix 29

### Pre-Submission Draft 2016 Guidance for Consultees





**Pre Submission Consultation Nov 1<sup>st</sup> – noon Dec 16<sup>th</sup>**

**You are invited to view and make comment on this Pre-Submission Plan**

**On the table below you will find 6 files of information**

**File 1 The Pre – Submission Neighbourhood Plan with supportive documents**

**File 2 Information on the Steering Group, working on behalf of the Town Council and Consultations with the Community.**

**File 3 & 4 Evidence base divided into 7 Topics areas:-**

- **Built Environment**
- **Natural Environment**
- **Local Economy**
- **Housing**
- **Community Wellbeing**
- **Flooding and sustainable drainage**
- **Transport and movement**

**File 5**

**File 6 Minutes of Steering Group Meetings**

**If you have any questions a Steering Group member could meet with you, by appointment, to discuss your concerns.**

## **Appendix 30**

### **Review of Consultee Feedback to Pre-Submission Draft 2016**

## Ponteland Neighbourhood Plan Review of Consultee Feedback to Pre- Submission Draft

February 2017

<b>Title</b>	Ponteland Neighbourhood Plan Review of Consultee Feedback to Pre-Submission Draft	
<b>Date</b>	6 <sup>th</sup> February 2017	
<b>Project Code</b>		
<b>Client</b>	Ponteland Neighbourhood Plan Steering Group	
<b>Prepared by</b>	Laura Hewitt	Signature 
<b>Checked by</b>	Neil Cole	Signature 
<b>Authorised by</b>	Neil Cole	Signature 

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## **Introduction**

Capita have reviewed all consultees' feedback to the Ponteland Pre-Submission Consultation Draft Neighbourhood Plan. This includes feedback from Northumberland County Council, Northumbrian Water, Natural England, the Environment Agency, Historic England and Dissington Estates. The purpose of the review is to provide to the Ponteland Neighbourhood Plan Steering Group (PNPSG) a suggested response to the consultees and to understand how consultee input can inform the Ponteland Neighbourhood Plan. Capita have provided in this review suggested actions and/or points to discuss and agree for PNPSG going forward in the preparation of their Neighbourhood Plan.

Consultee comments are sorted by consultation point.

## General Comments

<b>Consultee Details:</b> Darras Hall resident 1	
<b>Consultation Point:</b> General	<b>Date received:</b> 03 November 2016, 11:39am
<b>Consultee Comment</b>	
<p>I've read your Draft Plan. I believe that such a Plan represents possibly the only opportunity we have, as a community, to influence planning decisions in our area, over the next 20 years.</p> <p>Such a Plan needs to be short, and contain only clear Objectives. It should be backed up by relevant information that could be included in indexed Appendices. The document needs to be "user friendly" for Northumberland County Council, Planners, Developers, Architects, Builders and Owners to use. They need to have clear guidance on all major issues, otherwise they won't use it.</p> <p>I feel that it falls far short of these criteria, and that the opportunity is therefore being wasted.</p>	
<b>Suggested Response</b>	
<p>Thank you for your comments. A Plan such as this, which contains policies and objectives on a range of subjects, all supported by a collection of background information, can become what some may consider lengthy. Shortening the document would compromise the topics and aims it covers and its soundness as a development plan document. The contents page could become more detailed to help navigate users to the relevant section they are interested in. The Plan is fully supported by a range of evidence and guidance: too much to be included in full in an appropriately-sized appendix. A References list will be added to the document to help locate them easier.</p> <p>Should the Plan be adopted, it will become part of the statutory development plan and must be used in determining planning applications. To ensure the Plan is addressing the issues of concern to the community, it has been subject to several rounds of consultation and will be subject to more. To ensure the usability of the Plan, the policies have been prepared in consultation with the County Council, residents and other stakeholders and will be subject to first this consultation and then a further round carried out by the County Council. Additionally, an independent planning inspector will provide input on the suitability of the policies.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Table of contents expanded to allow for clearer navigation through the PNP. List of references added to document.	

<b>Consultee Details:</b> Hon Sec, Ponteland Community Partnership	
<b>Consultation Point:</b> General	<b>Date received:</b> 05 November 2016 17:45pm
<b>Consultee Comment</b>	
<p>I wish every resident in Ponteland and Darras Hall would read and comprehend the above document that is so relevant to all of us. The objective of the Draft Plan is to point out that planning decisions in the PNP area are made by Northumberland County Council. The PNP aims to help NCC make decisions that are informed by locally prepared policies, relevant for the Ponteland Neighbourhood Plan Area and this is fully supported by Ponteland Town Council. These many faceted policies have necessitated a phenomenal piece of work covering 3 years and I wish to recognise the dedication of the Chairman, Alma Dunigan and her team. I work with Alma on the Ponteland Community Partnership and am therefore fully aware of her meticulous standard of work. Congratulations PNPSG and I just hope that the NCC will recognise validate and implement the policies!</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Asset Manager, Highways England	
<b>Consultation Point:</b> General	<b>Date received:</b> 07 November 2016 09:46am
<b>Consultee Comment</b>	
<p>I am responding on behalf of Highways England with regards to your consultation on Ponteland Neighbourhood Plan. Thank you for consulting us.</p> <p>Highways England is government company with responsibility for managing the Strategic Road Network. With regards to planning issues we refer to Department for Transport Circular 02/2013 “THE STRATEGIC ROAD NETWORK AND THE DELIVERY OF SUSTAINABLE DEVELOPMENT “. In the vicinity of Ponteland this network includes the A696 between its junction with the A1 and Newcastle Airport. We also manage the A1, A69 and A19 in Northumberland and Tyne and Wear. We will seek to ensure that the Strategic Network (SRN) operates safely and without queuing such that a severe impact does not occur.</p> <p>We are currently working with Northumberland County Council to assist them in the delivery of their Local Plan 2017-2032. We will review future proposed housing and employment proposals in terms of numbers and location and seek to influence the plan such that a severe impact on the SRN is avoided.</p> <p>Ponteland Neighbourhood plan does not set out levels of development. We are supportive of the neighbourhood plan process and recognise that Ponteland’s plan fits into the planning process such that it contributes to the sustainable development not only within Ponteland but across Northumberland and the region as a whole. We do not have any specific comments to make at this stage but we will continue to respond to the Northumberland Local Plan as it develops.</p> <p>I trust these comments are helpful.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 2	
<b>Consultation Point:</b> General	<b>Date received:</b> 23th November 2016, 14:03pm
<b>Consultee Comment</b>	
I am writing to give you my view on 2 issues:....2/ The Ponteland Neighbourhood Plan – I support the pre-submission plan as it stands.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> The Coal Authority - Planning & Local Authority Liaison	
<b>Consultation Point:</b> General	<b>Date received:</b> 24th November 2016, 07:45am
<b>Consultee Comment</b>	
<p>Thank you for the notification of the 21 October 2016 consulting The Coal Authority on the above NDP.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>As you will be aware the east of the Neighbourhood Plan area lies within the current defined surface coalfield. This includes some of the existing built up area.</p> <p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 27 recorded mine entries, 14 surface hazards have been reported to The Coal Authority and other mining legacy features exist including past surface mining and recorded/unrecorded shallow coal workings. Again this affects the east of the plan area including Carr House, Prestwick, Cheviot View, Brough Hill and Callerton Lane End.</p> <p>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 Northumberland 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 Northumberland Development Plan.</p> <p>I note that a number of designated sites fall on the surface coal resource and are affected by the presence of mining legacy features. These include:</p> <ul style="list-style-type: none"> <li>• Allotment (PNP16)</li> <li>• Green Approach (PNP12)</li> <li>• Wildlife Corridor/Local Green Space (PNP14/15)</li> <li>• Protected Open Space (PNP24)</li> <li>• Active Travel Route (PNP30)</li> </ul> <p>However none of these designations promotes new built development which could be detrimentally affected by mining legacy. As such we have no objection to any of the plan proposals.</p> <p>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 <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>	

Suggested Response
Comments noted.
Suggested Amendment to Neighbourhood Plan
No suggested amendments.

<b>Consultee Details:</b> Consultant Town Planner , National Grid	
<b>Consultation Point:</b> General	<b>Date received:</b> 28 <sup>th</sup> November 2016, 14:57pm
<b>Consultee Comment</b>	
<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines and also National Grid Gas Distribution's Intermediate / High Pressure apparatus. National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary :</p> <ul style="list-style-type: none"> <li>• YG Route – 400kV from Blyt2 substation in Northumberland to YG Route Tower</li> <li>• 4ZY Route – 400kV from Stew2 substation in Gateshead to 4ZY Route Tower</li> </ul> <p>From the consultation information provided, the above overhead powerlines do not interact with any of the proposed development sites.</p> <p><u>Gas Distribution – Low / Medium Pressure</u></p> <p>Whilst there is no implications for National Grid Gas Distribution's Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network please contact <a href="mailto:plantprotection@nationalgrid.com">plantprotection@nationalgrid.com</a></p>	
<b>Suggested Response</b>	
Thank you. There are no proposed development sites within the PNP.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 3	
<b>Consultation Point:</b> General	<b>Date received:</b> 01 <sup>st</sup> December 2016, 09:46am
<b>Consultee Comment</b>	
I wish to record my full support for the Ponteland Neighbourhood Plan.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 4	
<b>Consultation Point:</b> General	<b>Date received:</b> 02 <sup>nd</sup> December 2016, 15:58pm
<b>Consultee Comment</b>	
It is realised that much careful thought and work has been put into this plan and I support it.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> General	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
<p>Thank you for the opportunity to provide a consultation response to the Ponteland Neighbourhood Plan Pre Submission Draft.</p> <p>We are pleased to note that the Ponteland Neighbourhood Plan Steering Group have reached this detailed stage in the preparation of the Neighbourhood Plan and are using this opportunity to influence development in the neighbourhood plan area through developing local policies and community actions.</p> <p>We have reviewed the Pre Submission 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....</p> <p>To conclude, we congratulate the Steering Group on the production of a thorough set of policies that promote sustainable development in the Ponteland Neighbourhood Plan area. We are strongly supportive of the approach taken towards sustainable water management in the relevant policies and supporting text of the Pre Submission Draft. We hope that our comments are useful and we look forward to the progression of the Neighbourhood Plan towards submission and adoption.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> General	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Garden Village – although the plan area excludes the proposed Garden Village, there are likely to be impacts (both negative and positive) arising from it and I wonder if it should be given a stronger referencing? ie: flood mitigation	
<b>Suggested Response</b>	
The Garden Village as proposed in the emerging Northumberland County Council Core Strategy is within the Plan area. It is not appropriate for the Neighbourhood Plan to include references or policies to this proposed strategic matter.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Banks Property Ltd (BPL)	
<b>Consultation Point:</b> General	<b>Date received:</b> 14 <sup>th</sup> December 2016, 14:14pm
<b>Consultee Comment</b>	
<p>The following comments are made on the Ponteland Neighbourhood Plan Pre-Submission Draft by Banks Property Ltd (BPL) which is part of the Banks Group. They arise because of our interests in developing land at West Clickemin Farm, Ponteland which is currently the subject of a draft local plan allocation for housing development and an undetermined planning application also for housing. BPL broadly supports the aspirations of local communities who take on the function of neighbourhood planning and we agree that this form of planning has a positive role to play within the plan making process. Where we object to a detail in a plan it is to gain greater clarity and to protect various land interests rather than to derail the process.</p>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> General	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
<p>Thank you for consulting Historic England on the pre-submission draft of Ponteland Neighbourhood Plan. As the public body that looks after England's historic environment, we are pleased to offer our comments.</p> <p>I would like to congratulate the group on the evidently high level of work which has gone in to producing the plan. I am pleased it presents a positive vision for the area, and that it addresses the historic environment so strongly.</p> <p>In particular, I am pleased with the following:</p> <ul style="list-style-type: none"> <li>• There is a clear and positive strategy for the conservation and enjoyment of the historic environment running through the plan, as required by the NPPF para 126.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> General	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
<p>In particular, I am pleased with the following:</p> <ul style="list-style-type: none"> <li>Several other policy areas relate back well to the historic environment, including Policies PNP 11, 19 and 20. I recommend ensuring all policy areas contain a link back to the historic environment. For example, the opportunity to enhance the character and appearance of Ponteland Conservation Area could be recognised in the section on Transport &amp; Movement.</li> </ul>	
<b>Suggested Response</b>	
<p>Whilst the overarching role that the historic environment plays is noted, the Plan should be read as a whole and additional references to the historic environment would not strengthen the application of the policies within.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>No suggested amendments.</p>	



<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> General	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
<p>Hellens Group are making representations to the Ponteland Neighbourhood Plan Pre Submission Draft Consultation November 2016 by the closing dated of 16th December 2016.</p> <p>Our principle interest is in land on the edge of Darras Hall currently within the defined Green Belt as set out in the Castle Morpeth District Local Plan 2003. The land in question is outlined in red on the attached plan (Appendix A).</p> <p>We would be grateful to be kept fully informed on any future consultation, particularly on matters relating to housing.</p> <p>Please note that we have only commented on policies that we feel are relevant to operations of Hellens Group business.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Ponteland residents 4	
<b>Consultation Point:</b> General	<b>Date received:</b> 15 <sup>th</sup> December 2016 18:32pm
<b>Consultee Comment</b>	
We have studied the draft plan and fully support its policies. We believe it accurately reflects our views and those of the majority of Ponteland residents.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 5	
<b>Consultation Point:</b> General	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:01am
<b>Consultee Comment</b>	
Difficulty finding and responding to plan online. Online character may have deterred some, particularly with library difficulties.	
<b>Suggested Response</b>	
<p>Comments noted, however it is considered that the online system was provided as simply as possible to enable responses. The web address was provided in the <i>Pont News &amp; Views</i>, and the website is found by Google search of "Ponteland Neighbourhood Plan". The home page set out:</p> <p>"Click here for the Neighbourhood Plan Policies Map"</p> <p>"To view the Pre Submission Draft Plan please click here"</p> <p>"To make comments to the Pre Submission Draft Plan click here"</p> <p>For those without web access, information on where hard copies were available was set out in <i>Pont News &amp; Views</i> and a postal address provided for queries or comments.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> WYG Planning Ltd.	
<b>Consultation Point:</b> General	<b>Date received:</b> 16 <sup>th</sup> December 2016, 12:06pm [LATE RESPONSE]
<b>Consultee Comment</b>	
<p>WYG act on behalf of Lugano Dissington Estate who, as you are aware, own the entirety of Dissington Estate that lies within the Ponteland Civil Parish which forms the boundary for the Ponteland Neighbourhood Plan.</p> <p>As such, we are aware that Lugano have sought to actively engage with the Neighbourhood Plan Group through the process of preparing The Neighbourhood Plan. We set out below comments on the Pre-Submission draft (November 2016) Neighbourhood Plan Document and would, at the outset, like to commend the Neighbourhood Plan Group on the approach and format of the pre-submission draft document. The plan sets out a comprehensive background to the plan, including a clear vision and objectives, supported by a range of policies that seek to influence environmental considerations and the conservation of the character of the area.</p> <p>In commenting on the plan, we note in the foreword by the Ponteland Town Council Mayor, Carl Rawlings, that the Neighbourhood Plan does not seek to comment on issues relating to Green Belt boundaries or housing numbers as these are matters that can only be altered or reviewed in the County Councils Local Plan and is a role for Northumberland County Council through the preparation of the Core Strategy. It is then noted that the Ponteland Neighbourhood Plan is aligned with both the National Planning Policy Framework (NPPF) and the adopted Development Plan. That approach is supported.</p> <p>In that context, the Neighbourhood Plan Group will be aware of the current Northumberland Core Strategy Pre-Submission Draft -Proposed Further Major Modifications in which the proposed Garden Village at Dissington is identified for exclusion from the Green Belt and allocated for delivering a new settlement to meet several strategic objectives. In delivering an exemplar Garden Village within the Ponteland Neighbourhood plan locality the emerging vision, objectives and policies in the neighbourhood plan are all relevant in the consideration of the Garden Village.</p> <p>In regards to timing of the progression of the Neighbourhood Plan, and noting the foreword regarding the plan needing to align with the adopted Development Plan, we would suggest that the programme be amended to closely follow that of the progression of the Northumberland Local Plan Core Strategy, so that the final Neighbourhood plan can be fully cognisant of the adopted development plan. That would not result in a significant delay as the programmes are not hugely dissimilar, with the Core Strategy targeted for adoption in December 2017, and the current programme for the Neighbourhood plan being Autumn 2017. This would allow the Neighbourhood Plan to be updated to make reference to the Garden Village, to which no reference is currently made.</p>	
<b>Suggested Response</b>	
<p>Comments noted. The Neighbourhood Plan is not able to include objectives or policies on alterations to the Green Belt boundary and strategic housing numbers. The Garden Village proposal involves both. It would not be appropriate to include information on the proposed Garden</p>	

Village until it is part of the adopted Core Strategy and so the NP could not go through its formal consultation until after December 2017 at the earliest.

“Aligned with” suggests a timeline, this should be amended.

As noted, all relevant objectives and policies of the NP would apply to the Garden Village should it come forward.

#### **Suggested Amendment to Neighbourhood Plan**

Amend foreword to read: “It is a requirement that the Ponteland Neighbourhood Plan is ~~aligned~~ in general conformity with both the National Planning Policy Framework (NPPF) and the adopted Development Plan.



## Comments regarding Chapter 1 – Introduction

<b>Consultee Details:</b> Darras Hall resident 6	
<b>Consultation Point:</b> Paragraph 1.12	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:21am
<b>Consultee Comments</b>	
1.12, line 4 - 'whilst'	
<b>Suggested Response</b>	
Noted – will amend.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amendment to paragraph 1.12: “During this time the group have followed a process to ensure the Plan reflects what the community in Ponteland want <del>whist</del> <u>whilst</u> also seeking to ensure that the Plan will meet the ‘basic conditions’ (see section 1.4).”	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Paragraph 1.7	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>The text refers to the emerging Core Strategy. It is important to note that the Pre-Submission Draft – Major Modifications document (June 2016) should be read in conjunction with the Pre-Submission Draft Core Strategy (October 2015). It is also important to note that the County Council is currently consulting on its Pre-Submission Draft Core Strategy – Further Major Modifications (November 2016). Perhaps the Neighbourhood Plan should refer in more general terms to the emerging Core Strategy throughout.</p>	
<b>Suggested Response</b>	
<p>Agreed, “emerging Core Strategy” will be used throughout.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 1.7: “Northumberland County Council (NCC) is currently preparing a new Local Plan which will replace the existing saved planning policies. The Core Strategy <del>will be</del> <u>is</u> the first Local Plan document and it will set out the strategic policies. The <del>most recent version of the Core Strategy is the Pre-Submission Draft – Major Modifications document (June 2016)</del> <u>emerging Core Strategy is expected to be adopted in December 2017.</u></p>	
<p>Amendment to paragraph 4.69: “As part of the preparation of the <u>emerging</u> Northumberland Local Plan Core Strategy,”</p>	

## Comments regarding Chapter 2 - Ponteland – its history and future

<b>Consultee Details:</b> Ponteland Resident 1	
<b>Consultation Point:</b> Map page 11	<b>Date received:</b> 24 <sup>th</sup> October 2016, 15:46pm
<b>Consultee Comment</b>	
Please note that the Plan shown on Page 9 [now page 11] is captioned incorrectly – it is actually a Tithe Plan dated 1842.	
<b>Suggested Response</b>	
Comment received prior to beginning formal consultation period, but included here for transparency.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Map caption amended in time to be included in the Pre-Submission Consultation Draft.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> Ponteland – its history and future	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
<p>In particular, I am pleased with the following:</p> <ul style="list-style-type: none"> <li>• Settlement history and landscape morphology are discussed clearly in the introduction to the plan area.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 6	
<b>Consultation Point:</b> Paragraph 2.5	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:21am
<b>Consultee Comments</b>	
2.5, line 7 - 'geese, duck of various kinds'	
<b>Suggested Response</b>	
Noted – will amend.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amendment to paragraph 2.5: “. There is also a wide range of bird life such as pheasants, grey partridge, hedge sparrows, geese, duck of varies kinds on the waterways, buzzards, sparrow hawks, crows and rooks.”	



## Comments regarding Chapter 3 - Our Vision for Ponteland

<b>Consultee details:</b> Planning Adviser, Natural England	
<b>Consultation Point:</b> Objective 2	<b>Date received:</b> 30 <sup>th</sup> November 2016, 10:38am
<b>Consultee Comment</b>	
<p>Natural England welcomes the inclusion of the natural environment into the draft Neighbourhood Plan. We have the following advice to offer:</p> <ul style="list-style-type: none"> <li>Natural England welcomes Objective 2 on the natural environment, which covers both biodiversity and green infrastructure (GI).</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> Objectives 2 and 6.	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
<p>Firstly, we strongly support the vision and objectives identified in the Pre Submission Draft and their potential to facilitate sustainable development in the neighbourhood plan area. We particularly welcome Objective 2, which plans positively for the creation, protection and enhancement of networks of biodiversity and green infrastructure, which can deliver a range of multi-disciplinary benefits for the community, including a flood risk management role. Additionally, we are strongly supportive of Objective 6, which seeks to reduce the causes and risk of flooding in the Neighbourhood Plan area. We are again pleased to note the inclusion of a plan objective that specifically focuses upon flood risk and consider that this prudent approach will help ensure new developments are sustainable, particularly in light of predicted changes in weather patterns as a result of climate change.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> Vision	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In particular, I am pleased with the following: <ul style="list-style-type: none"> <li>Heritage, local distinctiveness and landscape setting are included strongly in the vision.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> Objectives	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In particular, I am pleased with the following: <ul style="list-style-type: none"> <li>• The built environment objective sets a positive tone.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> Vision	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are supportive of The Vision as defined above and agree that this approach should help shape the policies of the plan; the key point being ensuring that the sustainability of Ponteland is maintained.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> Objectives	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in the main supportive of The Objectives. We would however note that a lot of the objectives will be dealt with through the National Planning Policy Framework (NPPF) and also the emerging Core Strategy by Northumberland County Council. At previous consultation events for example we have expressed concern on flooding and sustainable drainage being a matter covered by the Neighbourhood Plan; there are national standards in relation to flooding and sustainable drainage that new development has to adhere. We will address our concerns further in these representations dealing with each policy on an individual basis.	
<b>Suggested Response</b>	
Comments noted. It is intended that the Neighbourhood Plan be adopted prior to the adoption of the emerging Core Strategy.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Vision	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
The Plan does not currently set the town's economic role or the vision for the town's future in the context of the wider economy of west and central Northumberland.	
<b>Suggested Response</b>	
The Vision sets out the aim for Ponteland to be a thriving place, desirable to live, work and visit. Objective 3 sets out a clear positive aim for the local economy, along with PNP 18. Further additions to the Plan would not improve the application of Objective 3 and PNP 18; nevertheless, further information can be added to the Local Economy section to provide some context.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to para 4.66: "Ponteland <del>Village currently only has one allocated</del> <u>has one main</u> employment site, at Meadowfield Industrial Estate. The 4.6 hectare site has no land available for new development, and only 415sqm of floorspace available as of the 31 March 2015, which is a vacancy rate of under 3%. The Prestwick Park office development is also nearly at capacity with 14 of the 15 business units currently occupied. This illustrates that constrained nature of the local market. The current constrained nature of the market is illustrated by the very low rates of new development in recent years with no land taken up in the 1999-2014 period and only 0.53ha developed for other uses. <u>The emerging Core Strategy identifies an additional 2 hectares of employment land adjoining Prestwick Park to allow for additional phases of high quality office development, but no further employment land is proposed to be allocated for the Core Strategy plan period.</u>"</p> <p>New para at 4.68: "<u>There are some employment growth opportunities within the Plan area and its vicinity that illustrate a positive future economic role for the Ponteland area. Northumberland College is investing £9.5 million into a campus upgrade at both its Ashington and Kirkley Hall sites. At the Kirkley Hall campus there will be new arboriculture and tractor workshops, a new-build education block with eight classrooms, open learning suite and learning resource centre. The improved facilities will greatly enhance the teaching and learning facilities for students. Newcastle International Airport, located to the immediate south of the Civic Parish boundary, has expansion plans that are expected to see the 2012 numbers of 4,100 jobs directly supported regionally, increase by 2021 to 5,650 jobs regionally and by 2030 to around 10,000. In the longer term, on site development in a wider range of employment uses is expected to contribute 2,150 additional jobs.</u>"</p> <p>Amendment to para 4.69: "Through Objective 3, the Plan seeks to support the sustainable creation and protection of employment</p>	

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opportunities in the Neighbourhood Plan area. Policy PNP 18 therefore seeks to support the above and any further appropriate proposals which will result in sustainable economic growth.”

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Vision / Objective 4 / Policy PNP 21: Housing Mix	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>The Neighbourhood Plan's vision refers to "meeting the needs of the local population". This could be interpreted as being somewhat inward looking which would not reflect the size and role of the settlement or the existing and emerging strategic planning policy context.</p> <p>Objective 4 specifically refers to housing need for "current and future residents of the Neighbourhood Area". The County Council supports the intention to plan for growth. However, there seems to be a direct conflict between the Vision and Objective 4 in that Objective 4 appears to be more supportive of growth than may be implied in the Vision. Similarly, Policy PNP 21 seeks only to plan to meet the housing needs of the community in the Neighbourhood Area which is not appropriate in the context of national policy and guidance, and emerging local strategic planning policy. This point is covered further below (see Policy PNP 21).</p> <p>It is considered that the Vision and Policy PNP 21 should be revised to reflect the need for Ponteland to accommodate growth beyond simply meeting the needs of the existing population. This would better reflect the expectation presented in paragraph 16 of National Planning Policy Framework (NPPF) that neighbourhood plans should support strategic development needs. In this respect it would be appropriate to have regard to the expectations regarding the role of Ponteland set out in the emerging Core Strategy and reflect these expectations in the tone and content of the Vision and Objectives.</p>	
<b>Suggested Response</b>	
Agreed, whilst it was certainly not the intention to be exclusionary, the Vision should reflect the future population, in line with Objective 4.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend Vision to: "It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of <u>the current population and community of the future local population</u> , without compromising this distinction."	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Objective 7	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
Objective 7 refers to vehicle parking. Parking for cycles, cars, mobility scooters, pushchairs, motorcycles etc. may also be required. The use of the word “parking” only would cater for all modes. This alteration could also be made to paragraph 4.117 and Policy PNP 29.	
<b>Suggested Response</b>	
Agreed.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend Objective 7: “Manage the transport network of the Neighbourhood Plan area to be safer, more efficient and more environmentally friendly for all users, whilst ensuring adequate <del>vehicle</del> parking is available to meet the needs of residents, visitors and businesses.”	
Amend paragraph 1.119: “Plan Objective 7 therefore seeks to manage the transport network of the Neighbourhood Plan area to be safer, more efficient and more environmentally friendly for all users, whilst ensuring adequate <del>vehicle</del> parking is available to meet the needs of residents, visitors and businesses.”	
Amend policy PNP 29 (d): “The number of <del>vehicle</del> parking spaces provided will at least be sufficient to meet the needs of residents, visitors or users of the development over its lifetime; and”	



<b>Consultee Details:</b> WYG Planning Ltd.	
<b>Consultation Point:</b> Vision	<b>Date received:</b> 16 <sup>th</sup> December 2016, 12:06pm [LATE RESPONSE]
<b>Consultee Comment</b>	
<p>In regards to the vision for the plan, we would commend its aspirations and overarching thrust of maintain Ponteland's identity as a sustainable, thriving community, which values its rural setting, rich heritage, natural environment and open spaces. It is considered that the delivery of the Garden Village will assist in meeting the vision by supporting Ponteland as the Main Town, without compromising it as being visually distinct and separate from the Newcastle/Tyneside conurbation.</p> <p>The vision also refers to the special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the plan area being maintained and enhanced for future generations, making the Civil Parish of Ponteland a desirable place to live, work and visit. The delivery of an exemplar Garden Village within Ponteland Parish supports the vision as a place to live/work and visit, without compromising the existing special identities referred too.</p> <p>Supporting the vision are 7 objectives, all of which are intrinsic elements that have been considered and are addressed in the Garden Village proposals and are incorporated within the emerging Core Strategy Policies for the Garden Village. This includes the delivery of tangible benefits to the wider Ponteland Parish, specifically in the form of the flood alleviation proposals and the delivery of the long-awaited Ponteland Relief Road.</p> <p>To support the vision and objectives the plan sets out a suite of coherent policies addressing the objectives of:</p> <ul style="list-style-type: none"> <li>• Built environment</li> <li>• Natural Environment</li> <li>• Housing</li> <li>• Local Economy</li> <li>• Transport</li> <li>• Flooding</li> <li>• Community Wellbeing</li> </ul> <p>We raise no specific comments on the policies themselves but would confirm to the Parish Council that the aspirations for Ponteland and its Parish through landscape, biodiversity, infrastructure and high quality design aspirations are all integral to the delivery of the exemplar Garden Village and are embraced in the forthcoming planning application and the Garden Village policies within the emerging Core Strategy.</p> <p>On behalf of Lugano Dissington Estate we would welcome working with the Neighbourhood Plan and Communities in ensuring that the Dissington Garden Village meets the aspirations of the emerging core strategy and that of the Ponteland Neighbourhood Plan.</p>	

Suggested Response
Noted.
Suggested Amendment to Neighbourhood Plan
No suggested amendments.

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Sustainable Development principles

<b>Consultee details:</b> Planning Adviser, Natural England	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 30 <sup>th</sup> November 2016, 10:38am
<b>Consultee Comment</b>	
<p>Natural England welcomes the inclusion of the natural environment into the draft Neighbourhood Plan. We have the following advice to offer:</p> <ul style="list-style-type: none"> <li>Policy PNP1 is aimed at the presumption in favour of sustainable development, which includes point e: 'Minimise its impact on biodiversity and geodiversity'. We advise that in line with NPPF para 109 (which is mentioned in section 4.49 of the neighbourhood plan) this should be adapted to 'Minimise its impact on biodiversity and geodiversity and provide net gains in biodiversity where possible'. This would improve links with Policy PNP 13 on Biodiversity, which includes the enhancement of biodiversity.</li> </ul>	
<b>Suggested Response</b>	
Agree; policy will be amended as suggested.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Criterion e) to read: "Minimise its impact on biodiversity and geodiversity <u>and provide net gains in biodiversity where possible;</u>	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
<p>In a similar vein, we welcome further specific reference to climate change and flood risk in Policy PNP 1, Sustainable Development Principles. The prominent inclusion of these topics in the policies of the Neighbourhood Plan will encourage the consideration of sustainable water management at the early stages of a proposed development and ensure that impacts as a result of a development are minimised and mitigated.</p> <p>At Point F in this policy, we are supportive of the consideration of infrastructure requirements to support new development. This approach aligns with our own investment process, where we will seek to work with developers to agree appropriate phasing for a development, should sewer network modelling indicate further works may be required. This point is also relevant to Policy PNP 3, which discusses the provision of adequate infrastructure to support development.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
Policy PNP1 sets out a useful clarification of how sustainable development principles will be applied locally. In relation to (d) heritage assets, it would be more positive to say “have regard to protecting or enhancing the significance of heritage assets and their setting...”, which would continue the positive tone and better summarise the spirit of Policy PNP5 later on.	
<b>Suggested Response</b>	
Noted. Can amend as suggested.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Criterion (d) amended to: <del>Have regard to and address any identified impacts on heritage assets</del> <u>Have regard to protecting or enhancing the significance of heritage assets and their setting;</u>	



<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in agreement with the policy. The policy echoes that of the core principles of the NPPF; the contribution to the three dimensions of sustainable development: economic, social and environmental.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
<p>In addition, Policy PNP 1 refers to making best use of land, Darras Estate for example is governed by bylaws in which development is restricted to large plots of land; point B of policy PNP1 conflicts with this statement. There are areas sitting on the periphery of the Darras Hall estate which are not governed by the bylaws and this should be respected should they come forward for development. Areas that sit out with the Darras Estate bylaws will be capable of delivering housing and if not restricted to the massing and density as per the existing Darras estate would mean a lot less land take and efficient use of land as set out in Policy PNP1.</p>	
<b>Suggested Response</b>	
<p>Areas outwith the Darras Hall estate would not be subject to the bylaws or specific planning policies regarding the estate. Development in those areas would be judged on their merits against the policies in this Plan and other local and national policy.</p> <p>The Plan should be read as a whole. The best and most efficient use of land is supported; there will be cases within the NP area where it will be appropriate to accommodate high density development and in some places, such as in the Darras Hall estate, where it is best to, on balance with other policies in the Plan, to see a lower density.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 1 Sustainable Development Principles	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Responding to the changing requirements of an ageing population is a significant challenge to the social dimension of sustainable development (mentioned in paragraph 4.3). Consideration could be given to inclusion of policy support for proposals which promote a flexible response to the changing needs of an ageing population.</p> <p>In more general terms it would be helpful in meeting the basic conditions to reflect advice provided in paragraph 7 of NPPF regarding the social role which the planning system is expected to perform in defining and promoting sustainable development.</p>	
<b>Suggested Response</b>	
Agreed; this policy should include the need to consider the social well-being of the current and future community of the Parish.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
New criterion added in PNP 1: " <u>Support the health, social and cultural well-being of the current and future community;</u> "	

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – The Built Environment

<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> PNP 3 Infrastructure	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>It is not apparent if policy PNP 3 refers to transport infrastructure as well as other types such as utilities, given that PNP 29 also specifically refers to transport. This should be clarified. If the policy does refer to transport infrastructure the airport suggest that the policy is expanded to not only included the need for 'adequate' infrastructure to be provided to serve the development itself, but also that the necessary improvements are made to existing infrastructure which could be adversely impacted by the traffic generated from a new development. An assessment of impact should consider the cumulative impact of a development proposal in relation to other consented and planned schemes.</p>	
<b>Suggested Response</b>	
<p>The intention is that the policy covers all relevant infrastructure, services and facilities. This can be clarified. Agree with suggestion regarding improvements to existing infrastructure, services and facilities; this will be added.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Paragraph 4.11 amended to read: "New development can bring significant benefits to the local community, including new homes and jobs. However, it can also have negative impacts, most notably where additional demand is placed on <u>infrastructure, facilities and services, such as the road network and equipped areas for play</u> <del>which are already at or near capacity</del>. Planning obligations, known as Section 106 agreements, may be used to secure infrastructure or funding from a developer. For example, a planning obligation may be used to secure a financial contribution towards improving existing recreational facilities.</p> <p>Policy PNP 3: Infrastructure amended to "Proposals will be supported where adequate infrastructure, services and community facilities are, or will be within an agreed timescale, made available to serve the development; <u>or the necessary improvements are made to existing infrastructure, services and community facilities within an agreed timescale; or a combination of both, to ensure no significant adverse infrastructure impacts arise from the proposal.</u>"</p>	

<b>Consultee details:</b> Darras Hall Estate Committee	
<b>Consultation Point:</b> PNP4 Residential Development in Darras Hall	<b>Date received:</b> 14 <sup>th</sup> December 2016, 11:57am
<b>Consultee Comment</b>	
The Darras Hall Estate Committee welcomes the proposal put forward in the draft Neighbourhood Plan that recognises Darras Hall as a Heritage asset within Ponteland and acknowledges the unique character of the Estate. The Committee believes that the draft Neighbourhood Plan sits very positively with the Trust Deed and Byelaws.	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> The Built Environment	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In particular, I am pleased with the following:	
<ul style="list-style-type: none"> <li>The strength of local feeling about the local built environment is well articulated from para 4.5.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> The Built Environment	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In the second sentence of para 4.5, I recommend changing “the most significant” to “the largest amount of”. This is because (as you point out in para 4.17) significance is a specific concept in historic environment planning used to define special interest - and I do not think you mean to say that it is post-1950s housing which makes Ponteland’s historic environment special. There are one or two other sentences in the plan using “significant” where it would be worth checking the context and, if need be, swapping to “substantial” or another synonym to ensure clarity (eg. the first bullet point under para 4.7).	
<b>Suggested Response</b>	
Agree this could cause confusion; will amend where necessary.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Paragraph 4.5 amended to: “...Whilst <del>the most significant</del> <u>the largest amount of</u> development has taken place since the 1950s,...”.	
Paragraph 4.7 amended to: “...Ponteland – which incorporates a <del>large-significant</del> number of Listed Buildings:”	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> The Built Environment	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In the bullets under 4.7, it would be worth adding reference to other non-designated heritage assets which might be found in the plan area, in addition to your coverage of the topic from para 4.16 onwards.	
<b>Suggested Response</b>	
Agreed, a reference to non-designated heritage assets should be included in recognition of the contribution they make to the historic environment.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Added under paragraph 4.7: “ <u>A wealth of non-designated heritage assets, including buildings, features and spaces;</u> ”	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> The Built Environment	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
A total for listed buildings in the plan area is given twice with different numbers (paras 4.7 and 4.18). Our records show 70 Grade II listed buildings, 4 at Grade II* and 2 at Grade I, although there may be some ambiguity at the boundaries. It might be worth inserting “at least”.	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend paragraph 4.7 to: “The Neighbourhood Plan area includes: <u>over 70 Grade II listed buildings and structures, 4 at Grade II* and 2 at Grade I</u> <del>2 Grade I Listed Buildings, 4 Grade II* and 74 Grade II;</del> ”	
Amend paragraph 4.18 to: “The Neighbourhood Plan area contains a number of heritage assets including two Conservation Areas, <del>80 Listed Buildings and</del> one Scheduled Monument <u>and many listed buildings and structures.</u> ”	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point: PNP 2:</b> High Quality and Inclusive Design	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
Under Policy PNP2 (b), I would suggest including reference to location and layout as part of the good design process.	
<b>Suggested Response</b>	
Agreed.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Added to criterion (b): Respects the character of the site and its surroundings in terms of its <u>location, layout</u> , proportion, form, massing, density, height, size, scale, material and detailed design features;	



<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> PNP 5 Heritage Assets	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
<p>In particular, I am pleased with the following:</p> <ul style="list-style-type: none"> <li>• Policy PNP 5 deals thoroughly with applying national policy at a local level. I welcome the emphasis on seeking enhancement, which for conservation areas is sought under para 137 of the NPPF.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> PNP 6, 7, 8 and 9	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
In particular, I am pleased with the following:	
<ul style="list-style-type: none"> <li>• Policies PNP 6, 7, 8 and 9 deal well with issues important to character, appearance and quality in the local historic environment.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 2 High Quality and Inclusive Design	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the majority of the policy proposed. The planning process of developments should take in to account its surroundings looking at each case on it's own individual basis, we would however add that in areas that aren't in a conservation area or within the proximity to heritage assets then onerous conditions should not be put on developments to be delivering to a higher standard than would normally be required.	
<b>Suggested Response</b>	
Comments noted. It is not unreasonable for the Plan to expect high standards of design from new development, as is stipulated in the NPPF.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 3 Infrastructure	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are supportive of this policy; great consideration should be given to infrastructure within any development proposal, ensuring the development is sustainable and accessible.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 4 Residential Development in Darras Hall	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the majority of the policy proposed although we would echo comments made on PNP 2 . The planning process of developments should take in to account its surroundings looking at each case on it's own individual basis, we would however add that in areas that aren't in a conservation area or within the proximity to heritage assets then onerous conditions should not be put on developments to be delivering to a higher standard than would normally be required.	
<b>Suggested Response</b>	
Comments noted. Darras Hall is of a different character to the remainder of the NP area. As noted, its development has been and continues to be managed by Byelaws. It is also subject to prescriptive saved policies in the Castle Morpeth District Local Plan 2003. Paragraph 59 of the NPPF encourages the consideration of: <i>"design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally."</i> In line with this, the Plan sets out a design code for Darras Hall that looks to adjacent dwellings and the street scene for guidance. This is not considered onerous but is in line with the NPPF's requirements for high quality design that respects its surroundings.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 5 Heritage Assets	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy, heritage assets should be protected as well as their setting.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 6 Heritage Assets and Highway Works	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy in situations where a heritage asset would have adverse impacts on the significance of the heritage asset, heritage assets should be protected however highway safety should not be compromised.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 6	
<b>Consultation Point:</b> Paragraph 4.12	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:21am
<b>Consultee Comments</b>	
4.12 - Darras Hall actually covers 1014 acres (I know 925 is incorrectly stated in many places)	
<b>Suggested Response</b>	
Thank you. The Trust Deed has been checked and the correct area is understood to be 1014 acres (approx. 410 ha). This will be amended.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend paragraph 4.12: "The Darras Hall Estate covers an area of approximately <del>925 acres (374 ha)</del> <u>410 hectares</u> ;"	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 3 Infrastructure	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Consideration should be given to the amendment of this policy insofar as not every development would be required to provide infrastructure, services and/or community facilities. As currently drafted, Policy PNP 3 may present difficulties for a decision maker to assess an application. Paragraphs 154 and 183 provide relevant considerations in seeking to review this policy, particularly the need for policies to provide a clear indication of how a decision maker should react to a development proposal.</p>	
<b>Suggested Response</b>	
<p>Comments noted regarding clarity of application. The policy will be amended to make it clear that it should apply to ensure no significant adverse infrastructure impacts arise from a proposal; thus not applicable when such impacts would not arise.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Policy PNP 3: Infrastructure amended to “<del>Proposals will be supported where adequate infrastructure, services and community facilities are, or will be within an agreed timescale, made available to serve the development</del> To ensure no significant adverse infrastructure impacts arise from the proposal, development will be supported where:</p> <ol style="list-style-type: none"> <li><u>Adequate infrastructure, services and community facilities are, or will be within an agreed timescale, made available to serve the development;</u></li> <li><u>The necessary improvements are made to existing infrastructure, services and community facilities within an agreed timescale; or</u></li> <li><u>A combination of both ‘a’ and ‘b’.”</u></li> </ol>	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 4 Residential Development in Darras Hall	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Whilst it is acknowledged that management of development in Darras Hall Estate may be controlled through the Trust Deed referred to in paragraph 4.12 of the Plan, there is no clear evidence presented to demonstrate why any particular land use planning policy controls should be introduced to manage new residential development in this area of Ponteland. The County Council understands that work has been commissioned to undertake a Heritage and Character Appraisal as part of the programme of national support for neighbourhood planning managed through Locality. However, this has not been published and there is no certainty that this work would result in a conclusion that defines a particular character area at Darras Hall to the extent that planning policy is required specifically to manage residential development and domestic extensions in this area.</p> <p>The Policy as drafted is unclear in terms of how a decision maker could understand whether the curtilage of a proposed dwelling has been defined so that space and privacy standards would be 'commensurate with the size and quality of the proposed dwelling'...and that this '...would not materially detract from space and privacy standards of adjacent dwellings...'. Similar criteria are proposed for extensions to dwellings. It is not possible for development on one site to detract from 'space standards' present in another adjoining or adjacent site. It is also difficult to imagine how one might start to consider what is 'commensurate' in terms of size and quality.</p> <p>No space or privacy standards are defined in the Policy or elsewhere in the Plan. Such standards would require robust evidence. It is therefore impossible for a decision maker to apply the policy as drafted in practice. The policy is ill-defined in its intent and would fail to meet the expectations of paragraph 154 of NPPF.</p> <p>The Policy attempts prescription without evidence to support that prescription. It would therefore fail to meet guidance given at paragraph 59 of the NPPF. Paragraph 58 of NPPF supports the introduction of policies in neighbourhood plans that set out the quality of development that will be expected for the neighbourhood area. These must be based on an understanding and evaluation of its defining characteristics. Without clear evidence to support assertions about the particular characteristics of Darras Hall, and the reasons why it is important to protect those characteristics, the Policy fails to have regard to national policy and guidance.</p> <p>The Policy is not supported by evidence to justify any special status being attributed to Darras Hall in the context of determination of planning applications for new and replacement dwellings. Relevant planning considerations regarding the need to promote good design can be adequately covered in Policy PNP2. <b>The County Council considers that Policy PNP4 fails to meet the basic conditions.</b></p>	
<b>Suggested Response</b>	



Darras Hall estate warrants a specific policy. There is a particular character in this area, as set out in the Trust Deed and Byelaws, the Darras hall Background Paper published with this draft Plan. The additional evidence provided via Locality is forthcoming and will support the Submission draft of the Plan. The character of Darras Hall is acknowledged in similar saved policies in the current development plan for the area, the Castle Morpeth District Local Plan 2003.

The policy as drafted could benefit from some amends to aid clarity and better reflect the NPPF. Paragraph 59 of the NPPF encourages the consideration of: *“design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.”* In line with this, the Plan sets out a design code for Darras Hall that looks to adjacent dwellings and the street scene for guidance.

## Suggested Amendment to Neighbourhood Plan

Amendment to PNP 4: “Proposals for the development of new and replacement dwellings, as well as extensions to dwellings within the Darras Hall estate, as defined on the Policies Map, will be supported where they conform to all the following criteria:

- a. The curtilage of the proposed dwelling shall be defined so that space and privacy standards reflect the size and quality of the proposed dwelling and adjacent dwellings :
  - ~~i. are commensurate with the size and quality of the proposed dwelling; and~~
  - ~~ii. do not materially detract from space and privacy standards of adjacent dwellings;~~
- b. Extensions to dwellings should ensure that a property curtilage is retained that provides space and privacy standards that reflect the size and quality of the dwelling and adjacent dwellings:
  - ~~i. provides space and privacy standards that are commensurate with the size and quality of the dwelling; and~~
  - ~~ii. does not materially detract from space and privacy standards of adjacent dwellings;”~~

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – The Natural Environment

<b>Consultee Details:</b> Ponteland Resident 2	
<b>Consultation Point:</b> PNP 13 Biodiversity	<b>Date received:</b> 10 <sup>th</sup> November 2016, 11:10am
<b>Consultee Comment</b>	
<p>Noticed a couple of typos in the otherwise excellent Nat Environment document:</p> <ul style="list-style-type: none"> <li>- Policy PNP 13. End of last sentence: should this be "...<i>from</i> part of the proposals...", or maybe "<i>should</i> form"? (Doesn't make sense as it stands.)</li> </ul>	
<b>Suggested Response</b>	
Thank you. "should" is missing from the text. This should be amended.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend sentence to read "...compensation to enhance or create habitats <u>should</u> form part of the proposals on or off site."	

<b>Consultee Details:</b> Ponteland Resident 2	
<b>Consultation Point:</b> Paragraph 4.52	<b>Date received:</b> 10 <sup>th</sup> November 2016, 11:10am
<b>Consultee Comment</b>	
<p>Noticed a couple of typos in the otherwise excellent Nat Environment document:</p> <ul style="list-style-type: none"> <li>- Might be worth adding that the 'additional wildlife corridor' follows the route of the former railway line <i>within Darras Hall</i> (to avoid confusion with the bridle way running to the airport, which is also part of the old railway line).</li> </ul>	
<b>Suggested Response</b>	
Thank you. This addition would aid clarity and should be added to the text.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend sentence to read “An additional wildlife corridor was also identified following the route of the former railway line <u>within Darras Hall.</u> ”	

<b>Consultee Details:</b> Ponteland Resident 2	
<b>Consultation Point:</b> Paragraph 4.54	<b>Date received:</b> 10 <sup>th</sup> November 2016, 11:10am
<b>Consultee Comment</b>	
Noticed a couple of typos in the otherwise excellent Nat Environment document: - Presumably should be ' <i>identity</i> ' rather than 'identify'.	
<b>Suggested Response</b>	
Thank you. This is an error and should be amended as suggested.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend sentence to read "Green spaces are a vital part of a vibrant and healthy community and are of great importance to the character and <del>identify</del> <u>identity</u> of a place."	

<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> PNP 10 Green Infrastructure	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>The majority of development within the Neighbourhood Plan area will be within close to proximity to aircraft arriving and departing Newcastle International Airport.</p> <p>In 2003 Newcastle International Airport Limited (NIAL) assumed responsibility from the Civil Aviation Authority (CAA) as the statutory safeguarding consultee for developments within its aerodrome area. The aerodrome safeguarding process is integral to the planning process, as outlined in the Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002. This legislation requires local planning authorities to consult Newcastle Airport regarding an application which may present a risk to aircraft operating from the airfield. Safeguarding issues can relate to –</p> <ul style="list-style-type: none"> <li>• Tall Structures which can present either a collision hazard or impact on navigational system;</li> <li>• Developments using highly reflective materials such as glazed roofs or photo voltaic cells which can cause glare and so can be distracting to pilots when undertaking complex maneuvers;</li> <li>• Aspects of development such as landscaping, water body creation, waste management, and construction management which could attract wildlife and so increase the risk of a strike;</li> <li>• Lighting which could dazzle a pilot or creation patterns of lighting which could be mistaken for airport infrastructure.</li> </ul> <p>One of the key aspects of safeguarding is ensuring that development will not become an attractor for wildlife, predominately birds. In relation to policy PNP10, new green infrastructure can include, habitat creation, additional structural planting, and substantial open areas (such as new sports fields) which can be attractors to birds, especially if water is allowed to pool. In order to provide clear policy guidance to applicants and decision makers on the need for new green infrastructure to ensure that provision does not become an attractor for wildlife which will be hazardous to the operation of aircraft, it is suggested that Policy PNP10 is expanded to include the following after criterion e –</p> <p><i>“impact on Airfield safeguarding from increased risk of birdstrike through the construction and lifetime of the development”</i></p>	
<b>Suggested Response</b>	
<p>The PNPSG is mindful of the importance of the Airport and is happy to accept this suggested amendment to the policy that would ensure no harm on the Airport’s operations.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Add criterion f) to PNP 10: <u>impact on Airfield safeguarding from increased risk of birdstrike through the construction and lifetime of the development.</u></p>	



<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> PNP 17 Cemetery	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>The route of the Ponteland bypass is safeguarded in the Castle Morpeth Local Plan (2003) and started at the Prestwick roundabout running along the east of the settlement. The proposal for a 'garden village' to the North of Ponteland in the Northumberland Core Strategy: Proposed Further Major Modifications (Nov 2016) indicates the need to deliver a relief road to facilitate the development, although a preferred route is not identified. Whilst the airport does not wish to comment on the garden village scheme itself, it is apparent that the plans should be joined up in ensuring the potential route of the bypass is safeguarded going forward. The airport suggests that policy PNP17 is expanded to include the need for the potential route of the bypass to be safeguarded should Prestwick cemetery be extended ahead of the adoption of any formal policy support for the garden village.</p>	
<b>Suggested Response</b>	
<p>The PNP cannot safeguard the route of the relief road. However, the linkages between the PNP and County-level policy are understood. A reference can be added to the supporting text and the policy amended accordingly to ensure consideration is given to the potential relief road.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Added to the end of paragraph 4.60: <u>"The Castle Morpeth District Local Plan (2003) and the emerging Northumberland Core Strategy both indicate the need for a relief road to the east of Ponteland Village. Any cemetery extension should be mindful of this strategic objective."</u></p> <p>PNP 17 now reads: "Proposals to extend the existing Cemetery at Prestwick or the creation of a new Cemetery in a suitable location to meet future needs will be supported. <u>Proposals must not compromise the potential route of a Ponteland relief road.</u>"</p>	

<b>Consultee details:</b> Planning Adviser, Natural England	
<b>Consultation Point:</b> The Natural Environment	<b>Date received:</b> 30 <sup>th</sup> November 2016, 10:38am
<b>Consultee Comment</b>	
<p>Natural England welcomes the inclusion of the natural environment into the draft Neighbourhood Plan. We have the following advice to offer:</p> <ul style="list-style-type: none"> <li>The plan correctly identifies the presence of nationally designated sites within the Neighbourhood Area, namely Prestwick Carr Site of Special Scientific Interest (SSSI) and Darras Hall SSSI.</li> </ul>	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee details:</b> Planning Adviser, Natural England	
<b>Consultation Point:</b> PNP 10 Green Infrastructure	<b>Date received:</b> 30 <sup>th</sup> November 2016, 10:38am
<b>Consultee Comment</b>	
<p>Natural England welcomes the inclusion of the natural environment into the draft Neighbourhood Plan. We have the following advice to offer:</p> <ul style="list-style-type: none"> <li>We welcome policy PNP 10 on GI and note that the multi-functionality of GI has been described well by linking it to for instance wildlife corridors/ecological networks, open space and sustainable drainage. However, GI can also contribute to climate change adaptation and to the provision of an attractive and safe environment for sustainable modes of transport. Any sections and policies on climate change and (sustainable) transport should then link back to sections or policies on GI.</li> </ul>	
<b>Suggested Response</b>	
<p>Noted. The PNP should be read as a whole; amendments to policies are not deemed necessary. Some additions to the supporting text will be made to allow for links.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Added to paragraph 4.34: “<u>Green Infrastructure plays an important role in creating ecological networks, providing open space, allowing for sustainable drainage, contributing to climate change adaptation, and providing attractive and safe environments for sustainable modes of transport.</u>”</p> <p>Paragraph 4.124 amended as follows: “Active travel routes are those routes that are used by pedestrians, cyclists and horse-riders. They can include established pathways and cycle routes, Public Rights of Way, Bridle Paths and paths of a more informal nature. <u>The Green Infrastructure network within the area often plays an important role in providing active travel routes.</u> The identified active travel routes are:</p>	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> PNP 10 Green Infrastructure	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
Moving on to Policy PNP 10, we support the proactive approach to green infrastructure and the consideration given to the integration of green infrastructure and sustainable drainage systems. This approach will maximise the potential for multiple benefits to be delivered from a green infrastructure project.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> PNP 14 Wildlife Corridors	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
<p>I think the idea of utilising the previously identified corridors is a sound one. Having looked at the newly identified corridor, I tend to agree that this should also be included as it performs that function as well if not better than some of the others. There is (to my knowledge) no formal process other than to make a justification – its aspect, connectivity and ecological value should be enough but it may be useful to record somewhere the grounds for selection.</p> <p>Although I can't quite see it on the map, there is a nice bit of relic hedgerow close to the High School/Fire Station, which includes some veteran looking hawthorn. I believe this is an old waggonway. If not included, I suggest this could be worth considering.</p>	
<b>Suggested Response</b>	
Comments noted. Further information on the selection of the new wildlife corridor is at paragraph 4.52. Thank you for the suggestion regarding the addition of a further wildlife corridor, however it is not the intention at present to pursue this additional designation.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> PNP 10 Green Infrastructure	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Local provenance of planting material ie: trees and hedgerows – NWT has produced a guide for this (via the Biodiversity Partnership) and I have attached a copy for reference. It is available on our website.	
<b>Suggested Response</b>	
Reference can be added to Plan regarding native species.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Added to paragraph 4.36: “Policy PNP10 therefore seeks to protect and where practical and viable improve and extend green infrastructure and provides a framework for the assessment of planning applications. <u>Any new planting should be of native species; the Northumberland Wildlife Trust has produced guidance on this.</u>”</p> <p>Reference to document added to footnote.</p> <p>Added to PNP10: Development proposals should seek to protect and, where practical and viable, improve and extend green infrastructure <u>using native species</u>. When determining planning applications, consideration will be given to how development proposals:</p>	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> PNP 11 Landscape	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Landscape Character – the following may be of use, if only as a reference - <a href="http://publications.naturalengland.org.uk/publication/4683608954503168?category=587130">http://publications.naturalengland.org.uk/publication/4683608954503168?category=587130</a>	
<b>Suggested Response</b>	
Natural England's National Character Area Profiles are referred to in the landscape evidence documents used, notably the Ponteland Landscape Character Assessment prepared by Bayou Bluenvironment. This document notes that Ponteland Parish sits within NCA12 and NCA13.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> PNP 13 Biodiversity	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Consider replacing unacceptable to demonstrable ? Unacceptable may be considered subjective? The policy reads well.	
<b>Suggested Response</b>	
Unacceptable is a suitable term to use and used throughout the NPPF. Including “unacceptable” provides the flexibility in applying the policy and allows for a level of harm that would be acceptable subject to the second limb of this paragraph (“All identified adverse impacts must be addressed through...”).	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> PNP 13 Biodiversity	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Northumberland BAP is also available via the NWT website	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Added to paragraph 4.50 " <a href="#">The Northumberland Biodiversity Action Plan (latest version dates from 2008) is available on the Northumberland Wildlife Trust's website.</a> "	

<b>Consultee Details:</b> Northumberland Wildlife Trust	
<b>Consultation Point:</b> The Natural Environment	<b>Date received:</b> 13th December 2016, 12:57pm
<b>Consultee Comment</b>	
Typo in section 4.48 – Saw-wort	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Typo amended from “saw-wot” to “saw-wort”.	

<b>Consultee Details:</b> Banks Property Ltd (BPL)	
<b>Consultation Point:</b> PNP 11 Landscape	<b>Date received:</b> 14 <sup>th</sup> December 2016, 14:14pm
<b>Consultee Comment</b>	
<p>At paragraph 4.41 the plan quotes the NCC Key Land Use Impact Study recommendations to:</p> <ul style="list-style-type: none"> <li>• Seek to protect parkland landscape at Birney Hall and retain views from southern settlement edge to Callerton Common;</li> <li>• Seek to retain characteristic views from Callerton Lane and the B6545 to Callerton Common, High Callerton and Black Callerton Hill; and</li> <li>• Protect Green Belt and prevent coalescence with settlement of Medburn.</li> </ul> <p>These findings are taken from the summary on page A-83 of the study and shown on Figure 2.21. Within the study they are area specific but in the Neighbourhood Plan they could be interpreted more broadly than was intended. We would draw your attention to the missing second recommendation from the Neighbourhood Plan which is to “guide development to areas of lower landscape sensitivity, to the east of the settlement”. It is important when quoting from an evidence base to put quotes properly into context. We would like to see the full recommendations and context indicated in this part of the document.</p>	
<b>Suggested Response</b>	
Noted. It is not necessary to quote extensively the supporting evidence. To avoid confusion and misinterpretation, suggest removal of paragraph 4.41. Interested parties are able to access the full Key Land Use Impact Study if wished.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Removal of paragraph 4.41.	



<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 10 Green Infrastructure	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 11 Landscape	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 13 Biodiversity	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Estates Manager, Northumbria Police	
<b>Consultation Point:</b> PNP 15: Local Green Space	<b>Date received:</b> 16 <sup>th</sup> December 2016 09:09am
<b>Consultee Comment</b>	
<p>I'm writing to you to lodge an objection to the pre-submission draft plan insofar as the plan refers to proposals to designate the green at the Ponteland Police HQ site as Local Green Space.</p> <p>Paragraph 77 of the National Planning Policy Framework explains that Local Green Space designation will not be appropriate for most green areas or open space. It goes to state that the designation should only be used:</p> <ul style="list-style-type: none"> <li>• where the green space is in reasonably close proximity to the community it serves;</li> <li>• where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</li> <li>• where the green area concerned is local in character and is not an extensive tract of land.</li> </ul> <p>Northumbria Police is of the view that Local Green Space designation is not appropriate for the green at the Police HQ site. However, we along with representatives of the developer who is purchasing the site are keen to meet with representatives of the Neighbourhood Plan Group together to explore how we might be able work together to reassure the community. I will contact you next week to arrange a meeting with you to discuss the matter further.</p> <p>The particular reasons for Northumbria Police's objection to the pre-submission draft are:</p> <ol style="list-style-type: none"> <li>1. The space is allocated for development in the Castle Morpeth Local Plan as a major developed site in the Green Belt and is subject to an extant planning permission (reference 14/01422/OUT).</li> <li>2. The space sits some 2km from the village centre of Ponteland in open countryside outside of the existing village boundary.</li> <li>3. As far as Northumbria Police are aware there has been never been any public access to the space. The space therefore has no recreational value to the community.</li> <li>4. The historic context of the site is encapsulated within the buildings around the space and not in the green area itself. These buildings are grade II listed and will remain as part of the redevelopment proposals.</li> <li>5. Owing to the surrounding land still remaining in use for the operational purposes of Northumbria Police the space is not particularly tranquil.</li> <li>6. The space is of little value to wildlife.</li> <li>7. For the above reasons, it is not possible to state that space is demonstrably special to the local community or holds particular local significance.</li> </ol>	

I look forward to hopefully meeting with you soon to consider how this issue can best be taken forward.

## Suggested Response

Comments noted. The principal reason the designation of this land as Local Green Space is proposed is due to its historic significance. It is noted that the surrounding buildings only are listed at grade II, however, they are clearly developed around this space and it undoubtedly provides a setting that contributes to their significance.

The space represents a recreational area for future residents of the proposed development, which is understood would come forward within the Neighbourhood Plan period.

It is the understanding of the PNPSG that the proposed LGS designation for its historic and recreational significance would be in line with the redevelopment of the site, as set out in permitted application 14/01442/OUT. The Design and Access statement of application 14/01442/OUT states *"The existing mature landscape will also be incorporated into the design of the site – and this will include the retention of the existing 'village green'; which currently sits as a central open feature to the site...the Master plan is centred around maintaining the existing listed buildings on the site and the retention of the existing 'village green'. This will continue to be the central focus of the development and will be an accessible asset for the use of all of the residents. The retention of this facility will also help to preserve the open semi-rural aspect of the site."*

## Suggested Amendment to Neighbourhood Plan

No suggested amendments.

<b>Consultee Details:</b> Darras Hall resident 5	
<b>Consultation Point:</b> PNP 11 Landscape	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:01am
<b>Consultee Comment</b>	
Footpaths and rural character to west and north and the track to and through Donkins Farm are essential to community recreation and well being. Donkins Farm itself is an important component of the landscape. Two very significant belts of woodland to north west of the estate that are very important to landscape and wildlife.	
<b>Suggested Response</b>	
Noted. Policies are proposed within the Plan with regards to footpaths, landscape character and wildlife.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Darras Hall resident 6	
<b>Consultation Point:</b> Paragraph 4.48	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:21am
<b>Consultee Comments</b>	
4.48 - On Darras Grassland it is actually 'saw-wort'	
<b>Suggested Response</b>	
Noted – will amend.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Paragraph 4.48 amended to read “saw-w <u>o</u> rt”.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 14 Wildlife Corridors	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>This Policy seeks to confirm wildlife corridors designated in the Castle Morpeth District Local Plan (2003). However, it additionally designates the former railway lines identified on the Policies Map as wildlife corridors. This is done without reference to any specific scientific or qualified opinion regarding the use and value of these routes to wildlife. The County Council is concerned that these designations are not supported by sufficiently robust evidence. Designation should follow support from Natural England and the Northumberland Wildlife Trust. It is recommended that support be secured for this designation from those bodies prior to proceeding with the inclusion of these routes as designated wildlife corridors so that the terms of paragraph 117 of NPPF are adequately addressed in relation to mapping the components of local ecological networks.</p>	
<b>Suggested Response</b>	
<p>The proposed additional wildlife corridor performs the functions of a wildlife corridor in terms of its habitats and species, and connectivity. The proposal is a proactive step in achieving the recommendations of the NPPF – identifying and mapping local ecological networks, planning for biodiversity and promoting the preservation of ecological networks. The Northumberland Wildlife Trust, in responding to this draft Plan, have given their support for the additional wildlife corridor, stating that it “should also be included as it performs that function as well if not better than some of the others”. Natural England have been contacted regarding the proposed designation and have provided their support.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 15 Local Green Space	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Policy PNP 15 identifies five areas which it seeks to designate as Local Green Space. The designation of these areas is explained and supported through a separate paper 'Ponteland Neighbourhood Plan: Local Green Spaces'. This paper seeks to justify these designations by reference to national policy and guidance and a schedule of organisations that support the designations.</p> <p>The County Council is not convinced that appropriate evidence exists, nor that it is appropriate in any event having regard to national policy and guidance, to designate the former railway lines as Local Green Space. The Town Council's supporting document identifies' on page 5 and page 9, the relevant national guidance published in Planning Practice Guidance which recognises that there is no need to designate linear corridors as Local Green Space simply to protect rights of way. The former railway lines are active travel routes being used as bridleways. It is not appropriate to use this special designation to protect these routes. Whilst there may be vegetation alongside the routes they are clearly not green spaces in the way that paragraphs 76 and 77 of NPPF envisage the use of designation powers. Paragraph 77 imposes very clear constraints on the designation of Local Green Space indicating that designation '...will <i>not</i> be appropriate for most green areas or open space.' Paragraph 77 also requires that designation should <i>only</i> be used '...where the green area is <i>demonstrably</i> special to a local community...'</p> <p>The County Council does not consider that the schedule of feedback given in Appendix 3 to the Local Green Spaces paper meets the expectations of paragraph 77 of NPPF in relation to demonstrating the importance to the local community in respect of the former railway lines. This presents the views of some local interest groups most of who are intrinsically linked to the preparation of the neighbourhood plan. Reference is made to a survey undertaken on 16 September 2016, but no details are given about the survey.</p> <p>The Local Green Spaces paper makes reference to the five areas of Local Green Space being defined in response to representations made during earlier community engagement and consultation during 2015 and 2016 (see paragraphs 3.2 and 3.3). However, none of the information available on the neighbourhood plan website relating to representations received as a result of consultation and engagement, nor any of the display materials used at those events, makes specific reference to the desire to designate the former railway lines as Local Green Space. Designation of the former railway lines as Local Green Space conflicts with advice provided in the Planning Practice Guidance and advice given at paragraphs 76 and 77 of NPPF. <b>The County Council considers that designation of the former railway lines as Local Green Space through Policy PNP 15 fails to meet the basic conditions.</b></p> <p>Paragraph 76 of NPPF allows for planning policies to protect and enhance public rights of way and access. It would be appropriate to seek to apply protection to these routes that reflects this advice and reflects their actual purpose.</p> <p>Separately, the County Council has concerns that designation of the former railway line as Local Green Space could prejudice any potential re-use of this route for passenger rail transport. This should be considered as a strategic matter which reflects the expressed intentions of the</p>	

North East Combined Authority and Nexus to investigate extension of the Metro network.

## **Suggested Response**

The PNP Steering Group believes the protection of this much-used and much-loved route as a Local Green Space is appropriate. The Background Paper sets out the justification. The intention is to continue with the proposed designation.

The emerging Core Strategy policy identifies the former railway track bed between Newcastle Airport Metro Station and Ponteland as a route where development that would prevent the reintroduction of passenger rail services will not be permitted. This route is proposed in the PNP as an active travel route, wildlife corridor and Local Green Space. These proposed designations are in line with the strategic aim of safeguarding the route. The emerging Core Strategy policy states “The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use.” It is understood that the reinstatement of rail services along this route is unlikely to come forward within the Plan period; this is acknowledged in emerging Core Strategy policy 44, which proposes to safeguard the route rather than support the delivery of a functioning rail route. The emerging Core Strategy also acknowledges that the potential for the reinstatement of railway use would need to be subject to further investigation. Therefore as a proposal it is not known to be deliverable.

Should the rail route have the potential to be delivered within the Plan period, the PNP policies do not represent a moratorium. The relevant policies contain a degree of flexibility as to not prevent sustainable development.

## **Suggested Amendment to Neighbourhood Plan**

No suggested amendments.

<b>Consultee Details:</b> Planning Specialist, Environment Agency	
<b>Consultation Point:</b> Biodiversity	<b>Date received:</b> 16 <sup>th</sup> December 2016, 14:57 [LATE RESPONSE]
<b>Consultee Comments</b>	
We consider that there is an opportunity for future development, not only to preserve existing conditions, but to also enhance environment assets such as river corridors and natural habitats and to reduce pollution. We support policies PNP 13: Biodiversity and PNP 14: Wildlife Corridors which recognises the need to safeguard and enhance such area. We encourage sustainable flood prevention measures within new development such as SuDs and we recommend that these are designed in a way that provides additional habitat.	
<b>Suggested Response</b>	
Comments noted. Policy PNP 13 on Biodiversity supports proposals that maximise opportunities for creation, restoration, enhancement and management of biodiversity. The Plan will be including guidance to design SuDs in such a way to deter use by birds, to protect them from strike from aircraft. However, this would not prevent the SuDs being used by other species.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Property owner, Ponteland	
<b>Consultation Point:</b> PNP 11 Landscape	<b>Date received:</b> 17 <sup>th</sup> December 2016, 10:35am
<b>Consultee Comment</b>	
<p>The bullet-point list under PNP11 at 4.41 needs to be numbered as it is in Land Use Consultants Key Land Use Impacts Study (2010), as the numbered list corresponds with the numbered and coloured areas identified on their map (Figure A2.21), which needs to be included in the PNP, as to show the list as bullet points only alters the context and does not inform of which areas they relate to. The list is incomplete as it needs to include LUC's number 2 guideline point, which has not been included in the PNP's PSD. This guideline states that "To the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower landscape sensitivity. The potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development."</p>	
<b>Suggested Response</b>	
<p>Noted. It is not necessary to quote extensively the supporting evidence. To avoid confusion and misinterpretation, suggest removal of paragraph 4.41. Interested parties are able to access the full Key Land Use Impact Study if wished.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Removal of paragraph 4.41.</p>	



## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Local Economy

<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> Paragraph 4.63	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>It is acknowledged, in relation to section 4.63, that the former pit site adjacent to the airport roundabout was considered as a potential site for employment development, in response to early community engagement. The site has since been discounted on account of its potential impact on the growth and operation of the airport, as well as potentially the lack of market demand at this location. The site is now proposed to remain in the Green Belt in the Northumberland Core Strategy: Proposed Further Major Modifications (Nov 2016). It is suggested that for the next version of the neighbourhood plan the reference to the site as a potential option is removed, or if it remains, additional supporting text is added to make it clear why the site was discounted and that it is not realistic option for future employment growth in Ponteland.</p>	
<b>Suggested Response</b>	
Noted. Further commentary will be provided.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 4.63: “Relocate industrial uses in Meadowfield out of the centre of Ponteland – potential for the quarry site (opposite the airport) to be used for industrial uses. <u>This proposal is not a reasonable option at this time. The quarry site is within the designated Green Belt and its removal from the Green Belt would be a matter for Northumberland County Council to address in their emerging Core Strategy. The site is proposed to remain in the Green Belt in the emerging Northumberland Core Strategy (Footnote: Northumberland Core Strategy Proposed Further Major Modifications (Nov 2016)).</u>”</p>	

<b>Consultee Details:</b> Director of company based on Meadowfield Industrial Estate	
<b>Consultation Point:</b> Local Economy	<b>Date received:</b> 25 <sup>th</sup> November 2016, 08:27am
<b>Consultee Comment</b>	
<p>The plan and supporting documents make several references to the possibility of relocating the businesses on the present Industrial Estate at Meadowfield to another location, but without any further detail.</p> <p>Since some, and possibly all, of the present sites are freehold, how is such a relocation to be effected?</p> <p>What is the proposed timescale?</p>	
<b>Suggested Response</b>	
<p>The PNP in several places makes reference to local people wishing to see the relocation of Meadowfield (paragraphs 2.30, 2.31, 4.63). It also notes at paragraph 4.65 that consultation with the industry identified that the market viewed Meadowfield Industrial Estate as not providing for modern needs and also that it was at capacity. The PNP does not at any point propose that the relocation should take place. An amendment is proposed to 4.63 as part of the wider point on relocation to the quarry site. This should provide clarity that the proposal is not a reasonable option at this time.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 4.63: "Relocate industrial uses in Meadowfield out of the centre of Ponteland – potential for the quarry site (opposite the airport) to be used for industrial uses. <u>This proposal is not a reasonable option at this time. The quarry site is within the designated Green Belt and its removal from the Green Belt would be a matter for Northumberland County Council to address in their Core Strategy. The site is proposed to remain in the Green Belt in the emerging Northumberland Core Strategy.</u>"</p>	

<b>Consultee Details:</b> Darras Hall resident 5	
<b>Consultation Point:</b> PNP 18 Economic Development	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:01am
<b>Consultee Comment</b>	
PNP 18 should acknowledge that significant amount of work/business can be run from home due to internet. Importance of replacing fibre/copper with fibre. Importance of maintaining rural character as an attractive place for people to live and work.	
<b>Suggested Response</b>	
Comments noted. The importance of good quality telecommunications infrastructure is acknowledged; however, this was not flagged up as an issue during the several rounds of community consultation that have taken place. It is understood that other initiatives are taking place with regards to this: it is noted that NCC's emerging Core Strategy contains a policy on this matter (Policy 48), which should be read in conjunction with the policies and proposals of the iNorthumberland scheme (see <a href="http://www.inorthumberland.org.uk/">http://www.inorthumberland.org.uk/</a> ).	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Paragraph 4.63	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>The suggestion of moving the industrial estate to opposite the airport is included at paragraph 4.63. However, the Plan also suggests that there is a need for more employment land in the area and a need for additional car parking in the centre. Consideration of these options and their feasibility needs to include consideration of the alternative employment which could be located on existing employment land and the subsequent impact on traffic including any possible reduction in HGV numbers.</p>	
<b>Suggested Response</b>	
<p>The beginning of paragraph 4.63 clearly states that this was an issue raised by the local community. The Plan does not contain any proposal relating to the relocation of the industrial estate. Extra text to be added to aid clarity.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 4.63: “Relocate industrial uses in Meadowfield out of the centre of Ponteland – potential for the quarry site (opposite the airport) to be used for industrial uses. <u>This proposal is not a reasonable option at this time. The quarry site is within the designated Green Belt and its removal from the Green Belt would be a matter for Northumberland County Council to address in their Core Strategy. The site is proposed to remain in the Green Belt in the emerging Northumberland Core Strategy.</u>”</p>	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Economic Development	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>The Plan does not currently set the town's economic role or the vision for the town's future in the context of the wider economy of West and Central Northumberland.</p> <p>Other key geographies that Ponteland forms a part of are not explored such as the North of Tyne Travel to work area within which Ponteland plays a key role as a commuting and service settlement exporting skilled labour into the City of Newcastle and Tyneside and Northumberland more broadly. The plan does not consider Ponteland as a location for employment within this wider geography in any detail although provision of employment in key locations is discussed.</p> <p>There is little mention of the current and potential future relationship between Ponteland and key infrastructure locally including Newcastle Airport and perhaps to a lesser extent Northumberland College's Kirkley Hall Campus although this is referenced. Newcastle Airport has major plans for expansion including new employment land and Kirkley Hall has developed significantly in recent years with further plans for the future.</p> <p>It is suggested that the plan would be more rounded if it is set in the context of the wider economy and recommendations are made with this in mind as well as further consideration of the town's relationships with the local assets mentioned above. This would help to present a positive context for economic growth.</p>	
<b>Suggested Response</b>	
<p>The positive contribution of key employment sites in the area is noted, as is Ponteland's role within its wider geographical context. The addition of further information would not improve the application of PNP 18 or Objective 3; nevertheless, further information can be added regarding context.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>New para at 2.33 discusses Ponteland's role in providing services to the wider area as well as looking to Newcastle for employment and services. Ponteland's role as an attractive commuter location is now noted in the text.</p> <p>Amendment to para 4.66: "Ponteland <del>Village currently only has one allocated</del> has <u>one main</u> employment site, at Meadowfield Industrial Estate, <u>which is 4.6 hectares in size. As at January 2017, there was no available space at Meadowfield. The 4.6 hectare site has no land available for new development, and only 415sqm of floorspace available as of the 31 March 2015, which is a vacancy rate of under 3%.</u> The Prestwick Park office development, <u>which is allocated as employment land in the Castle Morpeth District Local Plan, is at capacity with all 15</u></p>	

units occupied as at January 2017 is also nearly at capacity with 14 of the 15 business units currently occupied. This illustrates that constrained nature of the local market. The current constrained nature of the market is illustrated by the very low rates of new development in recent years with no land taken up in the 1999-2014 period and only 0.53ha developed for other uses. The emerging Core Strategy identifies an additional 2 hectares of employment land adjoining Prestwick Park to allow for additional phases of high quality office development, but no further employment land is proposed to be allocated for the Core Strategy plan period.”

New para at 4.68: “There are some employment growth opportunities within the Plan area and its vicinity that illustrate a positive future economic role for the Ponteland area. Northumberland College is investing £9.5 million into a campus upgrade at both its Ashington and Kirkley Hall sites. At the Kirkley Hall campus there will be new arboriculture and tractor workshops, a new-build education block with eight classrooms, open learning suite and learning resource centre. The improved facilities will greatly enhance the teaching and learning facilities for students. Newcastle International Airport, located to the immediate south of the Civic Parish boundary, directly supports approximately 4,100 jobs across the region (2012 figures). Airport expansion plans are expected to see this increase by 2021 to 5,650 jobs and by 2030 to around 10,000. In the longer term, proposals to introduce a wider range of employment uses on the site are expected to contribute 2,150 additional jobs.”

Amendment to para 4.69: “Through Objective 3, the Plan seeks to support the sustainable creation and protection of employment opportunities in the Neighbourhood Plan area. Policy PNP 18 therefore seeks to support the above and any further appropriate proposals which will result in sustainable economic growth.”



## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Housing

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 21 Housing Mix	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in agreement with the above policy. The mix should be determined by current and future demographic trends, market trends and the needs of different groups in the community. We would however add on this point that we would refer you back to the comments made in relation to the Objectives.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 21 Housing Mix	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Policy PNP 21 refers to meeting needs in two separate sections (the first paragraph, and criterion (b)). This refers only to meeting the housing needs of the community in the Neighbourhood Area. This shows a lack of ambition for a settlement of this status and size and does not adequately reflect the expectations set out at paragraph 47 of NPPF regarding the need to plan to significantly boost the supply of housing. Paragraph 47 requires local planning authorities to plan to meet objectively assessed needs for market and affordable housing ‘...in the housing market area.’ Whilst the County Council recognises that neighbourhood plans are not obliged to include any specific planning policies, and they do not need to identify the scale of development to be delivered, it is appropriate that regard is had to emerging strategic policy in accordance with national policy and guidance. This anticipates housing growth to be accommodated in Ponteland, which is identified as a ‘main town’ in the emerging Core Strategy. Emerging strategic policy requires that the ‘main towns’ in the county will be the focus for growth and investment. It is recommended that Policy PNP 21 be modified to recognise the need to plan for more than the needs of the community in the Neighbourhood Area, notwithstanding the acknowledged current constraints associated with Green Belt boundaries. This would better reflect the expectation presented in paragraph 16 of NPPF that neighbourhood plans should support strategic development needs. <b>This may be a matter of concern in relation to the Plan meeting the basic conditions.</b></p>	
<b>Suggested Response</b>	
<p>As written the policy did not aim to exclude future members of the community of the Neighbourhood Plan area. However, reference to the Neighbourhood Plan area will be removed from the policy to avoid conflict.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amend PNP21 to: “To create and maintain a balanced and sustainable community, new housing development should include a mix of dwelling types, sizes and tenures to meet the needs of different sectors of the <u>current and future</u> community <del>of the Neighbourhood Plan area</del>. The mix on an individual site should have regard to:”</p>	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 21 Housing Mix	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Consideration could be given to the provision of more specific guidance on the type, mix and location of housing for older people and people with specific needs within the policy or supporting text. Paragraph 4.85 states that community feedback highlighted the inadequate supply of housing for older and vulnerable people.</p> <p>Types of housing such as bungalows, flats with lifts and level access to all areas are clearly relevant. The issues raised in locally commissioned evidence (as referenced in paragraph 4.79) support the promotion of these types of home.</p> <p>A preference for smaller properties – with 2 or 3 bedrooms – is also supported by the local evidence. It is consistent with national research evidence suggesting that an improved choice of suitable housing for older people would provide attractive options to older people looking to downsize.</p> <p>In terms of housing for older people and vulnerable groups, if the right sort of development is to be promoted and housing encouraged which is consistent with the broader ambitions of the Plan, consideration should be given to wider issues than just proximity of services and facilities; although these are important.</p>	
<b>Suggested Response</b>	
Noted. Additions to the text to provide some explanation on those types of properties can be added. Policy will be revised so that emphasis is not on location of properties for older and vulnerable people.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 4.81: “The NPPF is clear that Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community, including housing for older people and vulnerable groups. <u>Housing for older and vulnerable people could include bungalows, smaller homes, flats with lifts and homes with level access.</u>”</p> <p>Amend policy PNP21 to: <del>“On sites within close proximity of services and facilities, particular emphasis should be placed on the provision of housing to meet the needs of older people and vulnerable groups. The provision of housing to meet the needs of older people and vulnerable groups is supported, particularly at locations in close proximity to services and facilities.”</del></p>	

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Community Well-being

<b>Consultee Details:</b> Banks Property Ltd (BPL)	
<b>Consultation Point:</b> Policy PNP 24: Protection of Open Space, Sports and Recreational Buildings and Land	<b>Date received:</b> 14 <sup>th</sup> December 2016, 14:14pm
<b>Consultee Comment</b>	
<p>BPL objects to the extent of designation PNP24 which extends into the land which is currently proposed for housing in line with the emerging SPD for South East Northumberland. The area in question is relatively small and fronts onto Ponteland Road immediately south east of Clickemin Bridge. It appears to have been designated in error because it does not constitute open space, sports or recreational buildings/land. It is agricultural land with no public access. If the current planning application is approved then new open space would be created at West Clickemin Farm which would contribute to the aims of this policy.</p> <p>With regards to the school and leisure proposals for land west of Fairney Burn we acknowledge the concern that there may be a temporary loss of open space. However a degree of pragmatism is required during a construction phase which will bring considerable long term benefit. We agree that established groups (sports clubs) should have continuous access to facilities.</p>	
<b>Suggested Response</b>	
<p>Thank you for pointing this out. It certainly wasn't the intention to incorrectly designate unsuitable land as Protected Open Space. The Policies Map will be amended.</p> <p>Suggest amendments to PNP24 that accept that there may be sufficient existing open space already available to compensate for temporary loss.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Policies Map amended to remove unsuitable Protected Open Space designation.</p> <p>For clarity, amendment to PNP24: "Where development will result in the temporary loss of open space, sports and recreational buildings and land, the applicant will be required to demonstrate that temporary replacement provision of at least an equivalent quantity and quality <u>is available</u> or can be provided in a suitable location during the construction of the development."</p>	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 23 Open and Recreation Space Provision	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 5	
<b>Consultation Point:</b> PNP 23 Open and Recreation Space Provision	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:01am
<b>Consultee Comment</b>	
I am generally supportive of the draft. However it needs more about Darras Hall's lack of space/recreation. First School playing field should be protected as the only visible open space. Those living at western end of estate have to drive or walk to access recreation.	
<b>Suggested Response</b>	
Comments noted. The Neighbourhood Plan cannot in itself “create” open space. It can, however, set out policies to protect what currently exists (PNP 24) and to ensure that new development would provide open space to meet demand created by that development (PNP 23).	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 24 Protection of Open Space, Sports and Recreational Buildings and Land	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
This policy designates an area of land north of Rotary Way as an area of land to be protected from loss to development. Whilst the policy allows for the loss to be replaced by equivalent or better provision, in terms of quantity and quality, in a suitable location and in an agreed timescale, there is potential for conflict with the County Council's schools and leisure proposals in this area. The County Council would not support policies that prejudice opportunities associated with the re-provision of schools and leisure facilities in this vicinity.	
<b>Suggested Response</b>	
The designation of this land as open space is in line with the available evidence at this time. The designation and policy is in general conformity with the current development plan. The policy does not represent a conflict: it does not prevent development coming forward on this land. The policy supports loss where it could be replaced or it can be proven the resource was in surplus. This ensures that the recreational needs of an area are not compromised. This policy is in line with paragraph 74 of the NPPF.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 24 Protection of Open Space, Sports and Recreational Buildings and Land	<b>Date received:</b> 19 <sup>th</sup> December 2016, 16:04pm [LATE RESPONSE]
<b>Consultee Comments</b>	
<p>The designation of the open space adjacent to the library as 'protected open space' through Policy PNP24. The County Council wishes to add an <b>objection</b> to the designation of that area of open space through Policy PNP24.</p> <p>Separately, but in connection with the same Policy, the County Council would expect to see further detailed justification for the designation of protected open space in addition to the general comments made at paragraphs 4.98 to 4.100 of the Plan. It would be helpful to reference the specific sources and any detailed evidence that justifies those areas for protection in addition to the areas currently protected through Policies PC5,7,and 8 of the adopted Local Plan.</p>	
<b>Suggested Response</b>	
<p>NPPG sets out some guidance on what constitutes open space, as follows: “Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.”. It is not considered unreasonable that the open space in question, or any other identified on the Policies Map, would quality to be classed as such in terms of this definition. This particular space has pathways and seats, and is clearly available for public use.</p> <p>The Castle Morpeth District Local Plan is not considered a sound basis on which to define what is and what is not an open space, as it appears to have little consistent approach to allocating land as such. A notable example is the omission of Ponteland Park, which is clearly an open space of multiple functions and is recognised as an open space in the County Council’s PPG17 Assessment (2011).</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amendment to paragraph 4.95: “The NPPF identifies that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. It highlights that planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. <u>NPPG offers the following guidance on what constitutes open space: “Open space, which includes all open space of public value, can take many forms, from formal sports pitches to open areas within a development, linear corridors and country parks. It can provide health and recreation benefits to people living and working nearby; have an ecological value and contribute to green infrastructure, as well as being an important part of the landscape and setting of built development, and an important component in the achievement of sustainable development.”.</u>”</p> <p>A background paper will be produced to provide further explanation on the proposed designations of protected open space.</p>	

<b>Consultee Details:</b> Property owner, Ponteland	
<b>Consultation Point:</b> PNP 24 Protection of Open Space, Sports and Recreational Buildings and Land	<b>Date received:</b> 17 <sup>th</sup> December 2016, 10:35am
<b>Consultee Comment</b>	
We object to the area west of Clickemin Farm Cottage being designated as “Significant Green Space” ....or Green/Open Space of any kind as it is a managed part of an agricultural arable field with no public access and serves as no ecological value. It is included within the farm’s agricultural area a buffer for pesticide application and is registered as agricultural land with the Rural Payments Agency and needs to be managed under the Cross Compliance regulations.	
<b>Suggested Response</b>	
Thank you for pointing this out. It certainly wasn’t the intention to incorrectly designate unsuitable land as Protected Open Space. The Policies Map will be amended.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Policies Map amended to remove unsuitable Protected Open Space designation.	

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Flooding and sustainable drainage

<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> PNP 28 Sustainable Drainage Systems	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>Although there is a general presumption against the creation of open bodies of water within 13km of the airport, PNP 28, or perhaps more appropriately the supporting text, could include some guidance on how SUDS can be designed to minimise their attraction to birds, and in particular hazardous species such as waterfowl, geese, and gulls. In short, where SUDS have significant areas of open water, are plentiful in food and nesting habitat, and lack ongoing management to deter the attraction of birds, it is more likely to attract these hazardous species. If the SUD system is fully planted and netted in the interim, this can significantly reduce the impact of airfield safeguarding. It is apparent that providing guidance in the neighbourhood plan and therefore in advance of a planning application (although the airport will be consulted) could result in measures being incorporated at an early stage of the site design. The airport can work with the Neighbourhood plan group to build some guidance into the supporting text for the next version of the plan.</p> <p><b>Suggested SUDS guidance provided following correspondence:</b></p> <p><i>‘The Neighbourhood Plan area is within the 13km safeguarding zone for Newcastle International Airport, and is particularly close to the departing/approach flightpath to the west of the runway. One of the main safety concerns for aircraft this close to the airport is the risk of a bird strike. Therefore within the safeguarding zone there is a presumption against the creation of open bodies of water as they are likely to be attractive to birds, and in particular hazardous species such as gulls, geese and other waterfowl. It is crucial therefore that SUDS are designed to deter the attraction of additional bird life so that the risk of a strike occurring is not increased. Reducing potential sources of food through the deepening of water, and reducing nesting habitat by removing perimeter vegetation, islands and enclaves in the pond shape, can help reduce the impact on bird strike risk. On-going management of the site is also needed to create deterrents. Most importantly however the amount of open water should be reduced to a minimum through dense planting with netting in the interim whilst the planting is established, as well as swift drain down times to discourage standing water during periods of flooding. Applications which potentially present an increased risk of bird strike should be consulted with Newcastle Airport and be accompanied by a bird strike risk assessment and management plan.’</i></p>	
<b>Suggested Response</b>	
<p>Thank you. Guidance as suggested will be included in the supporting text and “unavoidably” will be added to the policy. The aim is that sustainable development is supported alongside supporting the operations of the airport whilst also ensuring that flooding is avoided. Not including “unavoidable” may see the opportunity for SUDS being lost where bird strike could be avoided through appropriate design and</p>	

management.

## Suggested Amendment to Neighbourhood Plan

Additional paragraph added after 4.115:

“The Neighbourhood Plan area is within the 13km safeguarding zone for Newcastle International Airport, and is particularly close to the departing/approach flight path to the west of the runway. One of the main safety concerns for aircraft this close to the airport is the risk of a bird strike. Therefore within the safeguarding zone there is a presumption against the creation of open bodies of water as they are likely to be attractive to birds, and in particular hazardous species such as gulls, geese and other waterfowl. It is crucial therefore that SUDS are designed to deter the attraction of additional bird life so that the risk of a strike occurring is not increased. Reducing potential sources of food through the deepening of water, and reducing nesting habitat by removing perimeter vegetation, islands and enclaves in the pond shape, can help reduce the impact on bird strike risk. On-going management of the site is also needed to create deterrents. Most importantly however the amount of open water should be reduced to a minimum through dense planting with netting in the interim whilst the planting is established, as well as swift drain down times to discourage standing water during periods of flooding. Applications that potentially present an increased risk of bird strike should be consulted with Newcastle Airport and be accompanied by a bird strike risk assessment and management plan.”

PNP 28 amendment as follows:

“b. That the sustainable drainage scheme would adversely affect the environment or safety, including where ponds could unavoidably increase the risk of bird strike close to Newcastle International Airport.”

<b>Consultee details:</b> Planning Adviser, Natural England	
<b>Consultation Point:</b> PNP 28 Sustainable Drainage Systems	<b>Date received:</b> 30 <sup>th</sup> November 2016, 10:38am
<b>Consultee Comment</b>	
<p>Natural England welcomes the inclusion of the natural environment into the draft Neighbourhood Plan. We have the following advice to offer:</p> <ul style="list-style-type: none"> <li>Regarding policy PNP 28 on sustainable drainage systems (SuDS), we advise that the benefits of SuDS are not limited to controlling water quantity. SuDS can also create benefits for water quality, biodiversity and amenity for residents. Adapting this section on sustainable drainage to include these benefits would also create better links to GI sections.</li> </ul>	
<b>Suggested Response</b>	
Noted. An amendment will be made to address these additional benefits.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Paragraph 4.114 amended to "The NPPF requires that when determining planning applications Local Planning Authorities should ensure flood risk is not increased elsewhere. Sustainable drainage systems, also known as SuDS, are an important part of any new development to protect against on-site flooding and to ensure that flood risk across the wider water catchment area is minimised. <u>Additionally they can also provide benefits in terms of water quality, biodiversity and amenity for residents. ...</u>"</p>	



<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> Flooding and sustainable drainage	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
<p>Within the <i>Flooding and Sustainable Drainage</i> chapter, we recognise and understand the concerns of residents regarding flood risk in the neighbourhood plan area. Northumbrian Water play an active role in planning policy and planning application consultations to ensure that foul and surface water (if appropriate) from new developments can be appropriately accommodated within the public sewer network without an adverse impact upon downstream flood risk. We believe that the robust approach taken in the flood risk and sustainable drainage policies of the Neighbourhood Plan Pre Submission Draft will play a positive role in the promotion of sustainable water management for new developments and reflects the ethos of the emerging Northumberland Local Plan Core Strategy.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> PNP 27 Flood Risk	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
<p>More specifically, we consider Policy PNP 27 to represent a thorough policy that includes a broad range of important principles for sustainable water management, including the consideration of existing infrastructure capacity, the ‘separate, minimise, control’ approach to surface water and also the hierarchy of preference for the disposal of surface water. Furthermore, the fact that the policy encourages brownfield sites to aim towards equivalent greenfield runoff rates is to be welcomed, whilst offering the flexibility of the minimum of 50 percent of existing runoff if specific site constraints dictate the greenfield equivalent is not achievable.</p>	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> PNP 28 Sustainable Drainage Systems	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
Similarly, we consider Policy PNP 28 to be equally robust and to contain a proactive approach to the incorporation of sustainable drainage systems in new developments to minimise and control surface water runoff, and we support the requirement for robust management and maintenance arrangements over the lifetime of the sustainable drainage system.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 27 Flood Risk	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We agree with the policy that development proposals will be required to demonstrate that they will minimise flood risk to people, property and infrastructure.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 28 Sustainable Drainage Systems	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Paragraph 4.105	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>The first bullet point refers to a 5 metre bye-law distance. The views of the Environment Agency should be sought in order to ascertain whether this distance is still applicable.</p> <p>Along with flood defence consent for works in a main river, it should be noted that a Land Drainage Consent from Northumberland County Council will be required for any works within an Ordinary Watercourse.</p> <p>The sixth bullet point states that: <i>"Development should, where reasonably possible, aim to reduce surface water runoff to less than greenfield run off. If this is not possible then greenfield runoff rates should be achieved by the proposed mitigation measures"</i>.</p> <p>This is aspirational and goes above National Planning Policy. It is not a bad thing that developments look to discharge at a rate below greenfield runoff, but it could be difficult to enforce. Therefore, it is suggested that the following alternative wording should be used: <i>"All developments will discharge surface water at the equivalent greenfield runoff rate for that rainfall event. However, all developments shall, where reasonably possible, aim to reduce surface water runoff to less than greenfield run off. If this is not possible then greenfield runoff rates should be achieved by the proposed mitigation measures"</i>.</p>	
<b>Suggested Response</b>	
<p>This paragraph quotes the points of the Northumberland Strategic Flood Risk Assessment – Level 2 (SFRA - 2015). It does not set out these points as requirements.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>No suggested amendments.</p>	



<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 27 Flood Risk	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>To ensure that this policy is line with latest planning practice, the following text should be used in criterion (f):</p> <p><i>"Where previously developed sites are to be developed surface water run-off rates shall discharge surface water at the equivalent greenfield run-off rate. Where it can be demonstrated that this cannot be achieved, discharge rates shall be reduced as close to the greenfield runoff rate as possible, but not less than a minimum of 50% of the existing site run-off rate".</i></p>	
<b>Suggested Response</b>	
Amendments to wording welcomed.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amend criterion (f): "Where previously developed sites are to be developed, surface water run-off rates <del>should aim to</del> <u>shall</u> discharge surface water at the equivalent greenfield run-off rate. Where it can be demonstrated that <u>this</u> cannot be achieved, discharge rates shall be reduced <u>as close to the greenfield run-off rate as possible, but not less than</u> <del>by</del> a minimum of 50% of the existing site run-off rate.</p>	

<b>Consultee Details:</b> Planning Specialist, Environment Agency	
<b>Consultation Point:</b> Flooding and sustainable drainage	<b>Date received:</b> 16 <sup>th</sup> December 2016, 14:57 [LATE RESPONSE]
<b>Consultee Comments</b>	
We welcome the acknowledgment of flood risk within the neighbourhood plan area and the ambition (via Objective 6) to reduce the causes and risk of flooding. We support the suite of policies including Policies PNP 26: Flood Alleviation, PNP 27: Flood Risk and Policy PNP 28: Sustainable Drainage Systems that seek to mitigate and improve flood risk as well as supporting future flood alleviation schemes.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Planning Specialist, Environment Agency	
<b>Consultation Point:</b> Flooding and Sustainable Drainage	<b>Date received:</b> 16 <sup>th</sup> December 2016, 14:57 [LATE RESPONSE]
<b>Consultee Comments</b>	
<p>Although the consultation document makes reference to issues such as flooding, green infrastructure, green corridors and biodiversity, we would support greater references to water quality. In particular, we would welcome references to blue infrastructure and the importance of water for people and the environment. Blue infrastructure is a subset of green infrastructure and included rivers, ponds, streams, wetlands and their riparian margins. Rivers, lakes, coastal and ground waters are an important resource for people, the environment and supporting industry, wildlife, tourism and recreation.</p> <p>We would welcome the inclusion of objectives in relation to The Water Framework Directive (WFD). The WFD is a European Directive that requires all water bodies to achieve good status by 2015. It also aims to prevent deterioration in waterbody status; reduce water pollution; conserve aquatic ecosystems and habitats; reduce the effects of floods and droughts on waterbodies and promote sustainable use of water as a natural resource. We suggest that further detail could be included in the plan regarding the protection of waterbodies from pollution and management of waterbodies so that they reach and maintain a good and sustainable waterbody status. The Northumbria River Basin Management Plan sets out which actions and measures are needed to achieve the objectives of the WFD.</p>	
<b>Suggested Response</b>	
The importance of maintaining and improving water quality is noted. It is considered that this can be achieved by saved policy RE4 of the Castle Morpeth District Local Plan 2003 and in policy 35 of the emerging Core Strategy.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

## Comments regarding Chapter 4 - Delivering the vision and objectives – Planning Policies – Transport and Movement

<b>Consultee details:</b> Newcastle International Airport	
<b>Consultation Point:</b> PNP 29 Transport and New Developments	<b>Date received:</b> 16th November 2016, 14:31pm
<b>Consultee Comment</b>	
<p>The National Policy Framework indicates in paragraph 32 that in determining an application “improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development”, and that developments should be refused where the residual impact is severe. The A696 is the primary route into Tyneside from Ponteland, and is a key transport corridor for commuting. As stated above, the plan’s infrastructure policy needs to include a requirement for an applicant to consider the impact on existing infrastructure such as the A696, the airport roundabout, and on the airport itself as a key part of transport infrastructure. Where the cumulative impact is severe on any of these the plan should not support the development, unless suitable mitigation measures are implemented.</p> <p>In relation to the above policy PNP 29 states in criterion A that an assessment of cumulative traffic impact would only consider traffic flows within the neighbourhood plan area. Newcastle Airport does not consider this to be an appropriate approach. As the neighbourhood plan could be used to determine major planning applications in the plan area when adopted, it is apparent that the impact on transport infrastructure could extend into neighbouring planning authority areas, and therefore could potentially impact on the operation of Newcastle Airport. The airport would expect that the geographic scope of a transport assessment associated with a particular planning application would be based on its potential for additional trip generation and the likely traffic flows created from this. As such the Airport suggests deletion of the words “the Neighbourhood Plan area’s” in policy PNP29.</p>	
<b>Suggested Response</b>	
Agreed, the consideration of impacts should not be limited to solely the Neighbourhood Plan area. The suggested amendment will be actioned.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend criterion a) to read: The cumulative impact on traffic flows on the <del>Neighbourhood Plan area’s</del> highway network will not be severe, <u>unless or that</u> appropriate mitigation measures can be secured and are undertaken;	

<b>Consultee Details:</b> Darras Hall resident 2	
<b>Consultation Point:</b> PNP 30 Active Travel Routes	<b>Date received:</b> 23th November 2016, 14:03pm
<b>Consultee Comment</b>	
I am writing to give you my view on 2 issues:... The Bridleway – I strongly support the Bridleway in its entirety being retained as a public right of way.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 3	
<b>Consultation Point:</b> PNP 30 Active Travel Routes	<b>Date received:</b> 01 <sup>st</sup> December 2016, 09:46am
<b>Consultee Comment</b>	
I also wish to support the retention of the Bridleway (i.e. the former railway line between Callerton Lane and Rotary Way) as a public right of way on its existing track and free from any deviations. I have walked this route on many occasions and find it a valuable community asset for recreational purposes.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	



<b>Consultee Details:</b> Darras Hall resident 4	
<b>Consultation Point:</b> PNP 30 Active Travel Routes	<b>Date received:</b> 02 <sup>nd</sup> December 2016, 15:58pm
<b>Consultee Comment</b>	
I also wish to state that I consider it very important that the Bridleway (which is the old railway line between Callerton lane and Rotary Way) must be retained. It should be kept as a public right of way with no deviations as it represents not only a his torical landscape asset but is also of beneficial use to the community for walking.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 29 Transport and New Developments	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Development Surveyor, Hellens Group	
<b>Consultation Point:</b> PNP 30 Active Travel Routes	<b>Date received:</b> 15 <sup>th</sup> December 2016, 17:36pm
<b>Consultee Comment</b>	
We are in support of the proposed policy.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Darras Hall resident 5	
<b>Consultation Point:</b> Transport and Movement	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:01am
<b>Consultee Comment</b>	
Complete lack of bus services in north west of DH also.	
<b>Suggested Response</b>	
Noted. It is not possible for the NP in itself to provide bus services. It does contain a policy (PNP 29) to ensure that any new development proposals would need to demonstrate that existing or new public transport services could accommodate development proposals, and where necessary, new accessible public transport routes and/or improvements to the existing services and facilities could be secured. A policy is also provided that supports proposals to improve the attractiveness of public transport services as a sustainable mode of travel.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Paragraph 4.117	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
The first sentence refers to 76% of the working age population travelling by car. However, the category of Census data covers van/car/taxi/motorcycle. In light of this, it may be considered more appropriate to use the term “motorised vehicle” instead.	
<b>Suggested Response</b>	
Agreed. This will be amended.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend paragraph 4.117: “ <del>The private car provides t</del> he principal mode of transport for residents of the Neighbourhood Plan area <u>is by car, van, motorcycle or taxi</u> , with 76% of the working population <u>using these methods to travel to work travelling by car</u> .	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP29 Transport and New Developments	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Criterion (d) of Policy PNP 29 relates to vehicle parking spaces and states that these will “at least meet the needs of residents, visitors or users of the development over its lifetime” but fails to provide any standards which must be met. As currently drafted, Policy PNP 29 would make it difficult for a decision maker to assess an application. NPPF paragraphs 183 and 154 would apply here, particularly the need for policies that provide a clear indication of how a decision maker should react to a development proposal. Consideration could be given to whether there is any merit in including this criterion. Additionally, referring to “vehicle parking” would exclude cycle and other parking.</p>	
<b>Suggested Response</b>	
<p>Following discussions with NCC, it is understood that Parking Standards dating from 1996 are implemented at County level. The Plan will look to these standards and the guidance that accompanies them.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>Amend criterion d: “The number of <del>vehicle</del> parking spaces provided will at least <u>be in accordance with those used by Northumberland County Council and should</u> be sufficient to meet the needs of residents, visitors or users of the development over its lifetime; and”</p>	



<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> Public Car and Cycle Parking	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
In this section, it would be useful to make the point that parking needs to be appropriately managed to ensure the best use of resources. For example, providing spaces is one thing but ensuring that there is suitable turnover of some spaces close to shops and services needs to occur.	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amendment to paragraph 4.128: "It is also essential that there are sufficient parking spaces with easy access to shops within the Village Centre. <u>Appropriate management that ensures a suitable level of turnover of some spaces to aid access to shops and services could be useful.</u> "	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 30 Active Travel Routes	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
<p>Policy PNP 30 identifies the former railway line into Ponteland as an active travel route.</p> <p>Policy 44 (rail transport and safeguarding facilities) of the Northumberland Pre-Submission Draft Core Strategy states that the <i>“route and alignment of disused railway lines, together with land identified for potential stations will be safeguarded. Development which would prejudice their future use for passenger and freight transport will not be permitted unless the benefits of the development outweigh the importance of the retention of the facilities for future use. The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use.”</i></p> <p>This section of Policy 44 remained unchanged following the Proposed Major Modifications consultation in June 2016 and has also appeared unchanged in the current (November – December 2016) consultation on Proposed Further Major Modifications.</p> <p>It is important that any designation of the former railway line does not prejudice its potential future use for passenger rail transport.</p>	
<b>Suggested Response</b>	
<p>The potential for the future reinstatement of a railway along this line should not prevent the community acknowledging the role the line has currently and for the foreseeable future.</p> <p>Emerging policy 44 states <i>“The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use.”</i> It is understood that the reinstatement of rail services along this route is unlikely to come forward within the Plan period; this is acknowledged in the emerging Core Strategy policy 44, which proposes to safeguard the route rather than support the delivery of a functioning rail route. The emerging Core Strategy also acknowledges that the potential for the reinstatement of railway use would need to be subject to further investigation. Therefore as a proposal it is not known to be deliverable.</p> <p>The proposal in the PNP for the former railway line to be identified and protected as an active travel route does not represent a moratorium on the line being redeveloped in the future for rail use. As set out in PNP 30, <i>“Proposals will not be supported unless ...there is clear and demonstrable justification for the loss of the route, a suitable alternative public route will be provided within an agreed timescale.”</i></p> <p>It cannot be said therefore that PNP 30 is in conflict with emerging CS policy 44. PNP 30 is in general conformity with the existing Local Plan, which encourages its use as a statutory right of way.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Northumberland County Council	
<b>Consultation Point:</b> PNP 31 Public Car and Cycle Parking	<b>Date received:</b> 16 <sup>th</sup> December 2016, 11:02am
<b>Consultee Comments</b>	
Highway safety should be included within the final line of the second paragraph; this would enable it to align with the first part of the policy.	
<b>Suggested Response</b>	
Agreed.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
Amend PNP 31: "Where there is an identified need, proposals for the loss of public car and cycle parking will not be supported unless it would be replaced, within an agreed timescale, by other provision with at least the equivalent numbers of spaces in a suitable location that would cause no adverse impacts on the built and natural environment, <del>and</del> residential amenity <u>or highway safety</u> ."	

## Comments regarding Chapter 5 - Delivering the vision and objectives – Community Actions

<b>Consultee Details:</b> Ponteland resident 3	
<b>Consultation Point:</b> Community Action 1: Conservation Areas	<b>Date received:</b> 07 <sup>th</sup> December 2016, 12:53pm
<b>Consultee Comment</b>	
With regard to the Conservation area I would suggest that it should be extended to include 10 Darras Road and 2-14 Runnymede Road. These properties, together with 8 Darras Road which is included already, form one of very few areas within the Darras Hall Estate which show the type of development envisaged by the original trustees in the early part of the 20th century. Without some protection these properties are at risk of being demolished and replaced with large mansions.	
<b>Suggested Response</b>	
Noted. The PNP cannot itself amend the conservation area boundary. The PNP does include a Community Action to work with Northumberland County Council in reviewing the boundary. Your comments will be considered in carrying out a conservation area boundary review.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Planning Team – New Development, Northumbrian Water	
<b>Consultation Point:</b> Future Community Actions	<b>Date received:</b> 12 <sup>th</sup> December 2016, 09:44am
<b>Consultee Comment</b>	
In a similar vein, we consider that the inclusion of a community project to liaise with landowners and other stakeholders to safeguard land for flood storage demonstrates a commitment to addressing flood risk using a wide range of sustainable methods. We welcome this approach to flood risk management in the neighbourhood plan, as such methods can prove effective whilst also having the potential to offer additional benefits, such as amenity and ecological value.	
<b>Suggested Response</b>	
Comments noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Banks Property Ltd (BPL)	
<b>Consultation Point:</b> Community Action 1: Conservation Areas	<b>Date received:</b> 14 <sup>th</sup> December 2016, 14:14pm
<b>Consultee Comment</b>	
<p>We note that Community Action 1 is to review the current Conservation Area boundary. Northumberland County Council is the appropriately qualified body for such a review. We are concerned that an area has been highlighted within a plan in the evidence base indicating and extension of the Conservation Area eastwards along Ponteland Road. This appears to relate more to current planning application proposals than to recognised historic assets.</p>	
<b>Suggested Response</b>	
<p>Agreed, the County Council would lead on and implement the designation of any revised conservation area boundary. They would apply the relevant test of an area of special character and appearance, desirable to preserve or enhance. This would involve survey and research. It is likely they would undertake consultation on any revisions. The Community Action states Ponteland Town Council's intention to work with the County Council on this. The Neighbourhood Plan does not include or indicate a revised boundary.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>For increased clarity, amend paragraph 5.4: "<u>Northumberland County Council would adopt any revised conservation area boundary.</u> For any modification there must be support as laid down in guidelines relating to special architectural or historic interest."</p>	



<b>Consultee Details:</b> Principal Adviser, Historic Environment Planning, Historic England	
<b>Consultation Point:</b> Community Actions 1 and 2	<b>Date received:</b> 16 <sup>th</sup> December 2016, 09:42am
<b>Consultee Comment</b>	
I particularly welcome the opportunities set out in the Community Actions to review the conservation areas, prepare full appraisals and a management plan for them, and to prepare and adopt a local list of non-designated heritage assets. This is a clear, positive agenda for future action and I would be pleased to discuss how Historic England might support these ambitions.	
<b>Suggested Response</b>	
Noted.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendments.	

<b>Consultee Details:</b> Property owner, Ponteland	
<b>Consultation Point:</b> Community Action 1: Conservation Areas	<b>Date received:</b> 17 <sup>th</sup> December 2016, 10:35am
<b>Consultee Comment</b>	
<p>We object to the proposal to extend the Conservation Area south/east along the A696 to include Littlecroft, Clickemin Farm Cottage, the modern steel framed general farm buildings, the 6 x farm conversions and their garages and Clickemin Farm House, in addition to the land behind which forms the farm yard and land behind shown in blue on the proposals plan. There is no justification for this area to be designated a Conservation Area as there are no special architectural or historic interest or any other special importance which need to be protected. We feel this is an attempt to prevent housing development in this very sustainable location. The area of the farm yard, buildings and surrounding land may actually be improved through carefully planned development.</p>	
<b>Suggested Response</b>	
<p>Noted. The PNP cannot itself amend the conservation area boundary. The PNP does include a Community Action to work with Northumberland County Council in reviewing the boundary. Your comments will be considered in carrying out a conservation area boundary review.</p>	
<b>Suggested Amendment to Neighbourhood Plan</b>	
<p>No suggested amendment.</p>	

<b>Consultee Details:</b> Property owner, Ponteland	
<b>Consultation Point:</b> Community Action 2: Local List of Heritage Assets	<b>Date received:</b> 17 <sup>th</sup> December 2016, 10:35am
<b>Consultee Comment</b>	
Within the Community Actions paper, we do not agree with the proposal to include Clickemin Farm House in the List of Heritage Assets. The house has been radically extended and modified recently and does not constitute a Heritage Asset any more than many other houses around Ponteland or Darras Hall. Again, we feel that this is an attempt to protect land adjacent to the house from development in this very sustainable location.	
<b>Suggested Response</b>	
Noted. The Community Action sets out the intention to work with Northumberland County Council and the local community on establishing a "local list". The NP in itself does not designate that list. The draft list of assets included in the Background Paper are, as stated, possible inclusions.	
<b>Suggested Amendment to Neighbourhood Plan</b>	
No suggested amendment.	

## Appendix 31

### *Pont News & Views* articles

## Can you help Town Council plan the future development of Ponteland?

**Town Councillors are seeking volunteers to work with them towards a public referendum on a long term planning blueprint for Ponteland.**

A summary of the Draft Local Ponteland Plan and a map setting out some of the changes proposed in the document, drawn up by the Town Council, were included in the August issue of Pont News, along with an appeal for feedback.

Many months of hard work had gone into the creation of the 50-page Plan, which included some ideas from the Local Plan prepared by the former Castle Morpeth Borough Council. The idea was to outline various changes which could be beneficial to Ponteland in the long term, including

new schools, a bypass, Metro extension and new business parks.

But given the poor reception it received from the 100+ residents at the Memorial Hall consultation meeting held on August 14, the Town Council has decided to go back to the drawing board – the DLPP has not been submitted to any official body.

The next step is to create a Neighbourhood Development Plan, which will require lots of resident participation. This Plan would, if the DLPP had been accepted, have taken parts of that Plan plus statutory resident input, resulting in an independent Inspector guiding, scrutinising and hopefully approving the plan.

The process will now start from a clean slate but guided by this Initial consultation. The Inspector approved NDP must be

submitted to the people of Ponteland in a referendum. The referendum results will be binding as to whether it is adopted or not.

The final document will support the County Council's Core Strategy (currently under consultation) in setting out the key policies and priorities when making decisions on the future development of the Ponteland area.

What is needed now are residents with an interest or expertise in planning who will volunteer to spend time with the Council to begin forming this new Neighbourhood Development Plan.

Anyone interested in taking part can contact Town Mayor Peter Cowey direct at [peter.cowey@talktalk.net](mailto:peter.cowey@talktalk.net) or by calling (01661) 823997.

## Can you help us shape long term development of Ponteland?

By Alma Dunigan, Chairman, Ponteland Neighbourhood Plan Group

**Volunteers with professional expertise who can help shape a long term planning blueprint for Ponteland are being sought.**

The aim of the Neighbourhood Plan is to promote and improve social, economic and environmental conditions in the area over the next 20 to 30 years.

We are looking for people who live or work in Ponteland who can give a broad balance of professional expertise and are willing to help by giving up their time to support the existing group. We would welcome all ages from 18 to the retired.

There has already been a meeting with David English, Principal Planner with Northumberland County Council, where an outline of the process to achieve the status required was clearly identified and the time frame in which all parties would have to meet.

We have also met with Ponteland Town Council and I'm sure all parties would endorse this was a very meaningful exchange of ideas with a positive outcome. An initial survey, to fulfil the start of consultation with the community, will be issued in January with Pont News & Views and published via the website [www.ponteland.pcp.co.uk](http://www.ponteland.pcp.co.uk)

There are many hurdles in front of us but with your input and support we will have the best chance of success to influence and shape the future of "our Ponteland".

If you have the skills required to help our group with time available to take on some challenging work and you live or work in the Civil Parish of Ponteland, or you want a chat to find out more on what it might involve, please contact the committee via [www.ponteland.pcp.co.uk](http://www.ponteland.pcp.co.uk) and we will get back to you.





## Help shape future development of your village

Introduced as a key part of the Localism Act 2011, neighbourhood planning powers seek to empower communities to manage and enable development in their local area by creating a vision of how their areas should grow; deciding what they should look like; creating locally specific planning policies to manage development in their area; or granting permission by legal order for sites that the local community would like to see developed in a particular way. These powers are discretionary and, in Northumberland, will be exercised by parish/town councils.

Communities, through their parish/town councils, can use neighbourhood planning to:

- Choose where new homes, shops and offices should be built.
- Say what those new buildings should look like.
- Grant permission for new buildings that fit with local planning policies for the area.

Neighbourhood planning includes three separate tools: Neighbourhood Development Plans (NDPs); Neighbourhood Development Orders (NDOs); and Community Right to Build Orders.

Communities can choose to utilise one or more of these tools to achieve the desired development aims of the local community, for example, a Neighbourhood Development Plan complemented by Neighbourhood Development Order.

A group has been set up to progress a Neighbourhood Plan for Ponteland to promote and improve social, economic and environmental conditions in the area over the next 20 to 30 years. The PNP Group has already held meetings with Northumberland County Council and Ponteland Town Council where an outline of the process for a Neighbourhood Plan was clearly identified.

This initial survey is the start of the consultation with the community and by collating residents' views the PNP will then be able to direct efforts in the right areas.

To find out more about Neighbourhood Plans visit: [northumberland.gov.uk/default.aspx?page=10909](http://northumberland.gov.uk/default.aspx?page=10909)

To find out more about the Ponteland Neighbourhood Plan Group or to download more copies of the survey visit: [www.pontelandpop.co.uk](http://www.pontelandpop.co.uk)

### Ponteland Neighbourhood Plan Initial Survey

**It is crucial that we obtain as many residents' views as possible and to this end could you please spare some of your precious time to complete this survey.**

Please place your completed questionnaires in a sealed envelope marked 'Ponteland Neighbourhood Plan Group' in one of our collection boxes at 'drop off' points listed below by the closing date of **Monday 21st January 2013**:

- Ponteland Town Council Office, Meadowfield Court
- Ponteland Care Centre, Meadowfield, the Community Services reception (Tuesday to Friday)
- Darras Hall Estate Committee, Old Station Court (Monday to Wednesday)
- Darras Hall Clinic, Broadway (Monday to Friday)
- Sainsbury's Supermarket, Ponteland - main exit till
- Waitrose Supermarket, Ponteland - Customer Service counter



## PLEASE ANSWER ALL OF THE QUESTIONS.

Please note that it is important to complete your name and address details where indicated otherwise your views cannot be taken into account. \* *Note prerequisite fields*

Name(s) \*

Address \*

Telephone Number  E-Mail

*Please tick appropriate box*

### 1. HOUSING DEVELOPMENT, *Please tick your view*

Any development should be...

1a. **Affordable housing for social needs.**

1b. **Low cost market** housing which is part of a strategic plan strictly controlled so that owners benefit rather than, say, speculators.

1c. **Left to market demand** and subject to appropriate planning consent.

1d. **Not over and above the scale seen in Ponteland over the last 10 years**

Yes No

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

### 2. GREEN BELT. How important is protecting the Green Belt to you?

2a. I wish the existing Green Belt around Ponteland protected as it is now

2b. I recognise that to develop infrastructure and possible housing some Green Belt may be used but wish this to be minimised to retain Ponteland's character

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

### 3. Regarding our infrastructure, *please rank in order of importance 1-8 with 1 being the most important*

3a. Drainage & potential flooding

3b. Traffic congestion and parking

3c. Public transport links

3d. Schools and education

3e. Local jobs

3f. By-pass (irrespective of suggested location at this stage)

3g. Library

3h. Health facilities

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

### 4. Regarding public services, *please rank in order of importance 1-7 with 1 being the most important*

4a. Shopping precincts - Merton Way & Broadway centres improvement

4b. Shopping precincts - Merton Way & Broadway centres rebuilding & expansion

4c. Leisure facilities - improvement of leisure centre

4d. Leisure facilities - more facilities for the young

4e. Recreation facilities - including improvement of parks, allotments, more informal spaces etc.

4f. Facilities for visitors e.g. hotels, entertainments etc.

4g. Care homes

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

### 5. CONSERVATION AREA/ENVIRONMENT

Conservation Area Character Appraisals help residents and the Council to understand the history of an area and why it is special. They help shape future developments and planning policies, as well as giving residents an idea of what enhancements could be made. At present, whilst there is a designated Conservation Area in Ponteland there is no Appraisal or Management Plan.

Should the Neighbourhood Plan include a statement about why Ponteland has a very special character that would be destroyed by inappropriate development?

Yes No

<input type="checkbox"/>	<input type="checkbox"/>
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Thank you very much for your time in completing this survey questionnaire. It is only by obtaining as many residents' views as possible that the committee can do their work effectively and without bias. We intend to circulate a more detailed questionnaire later based on the results of this initial document.

The Ponteland Neighbourhood Plan Group



## Now we, the community, are really helping to shape the future of our village

As announced in the January issue of this magazine a Community-Led group, the PNP Group, has been set up to work on behalf of Ponteland Town Council and the wider community to develop a comprehensive Neighbourhood Plan for Ponteland and its surrounding villages. The principal aim of the Neighbourhood Plan is to encourage appropriate development in Ponteland that meets the needs and priorities of the community including, but not limited to those associated with housing, education, healthcare, employment, retail, leisure, transport, car parking, heritage and infrastructure facilities.

Public participation, consultation and approval in a referendum will be at the heart of this exciting opportunity for our community.

Visit our new website at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) for the detailed aims of the Neighbourhood Plan and the Terms of Reference for the PNP Group approved by the Town Council.

The geographic area to be covered by the Ponteland Neighbourhood Plan will be the civic boundary of Ponteland Town Council. Visit [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) for a detailed plan of the designated area.



The Ponteland Neighbourhood Plan will sit alongside, and dovetail with, the new Core Strategy for planning policy currently being developed by Northumberland County Council who are currently consulting with communities across the County on their preferred options.



It is expected that the preparation of the Ponteland Neighbourhood Plan will take between 18 months and 2 years to complete including time for a public referendum prior to its adoption as a formal planning control tool.

Visit [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) to see the detailed project programme including, in particular, the periods for further extensive community consultation.



Of course, community consultation has already commenced with our Initial Survey carried out in January and February of 2013. This received over 420 responses and the detailed results can be found at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk).

Headlines from the survey include the following:-

- Top priorities for infrastructure improvement are traffic congestion, drainage and flooding.
- Top priority for public services is the improvement of our shopping centres.
- 89% of respondents wished to see the Green Belt continue to be protected.
- Only 25% of respondents considered affordable housing for social needs to be a priority.

The PNP Group is made up of a cross section of the local community including residents, local business representatives, members of the Civic Society and Ponteland Community Partnership, Town Councillors and County Councillors.

Visit [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) for more information about membership of the PNP Group and how you can get involved.



[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)





## QUESTIONNAIRE

This is an ideal opportunity for you and your family to influence the outcome of your own neighbourhood plan whilst also responding to some key, and potentially controversial, issues raised in NCC's draft Core Strategy. The Ponteland Neighbourhood Plan, currently being developed by a team of local residents working on behalf of the Town Council, will, if approved in a referendum, enable the local community to decide its own vision for Ponteland going forward and, most importantly, to determine future local planning policy in a way that currently is not permitted. However, legislation dictates that those policies will ultimately need to align with the broader Core Strategy for growth and development in Northumberland drawn up in draft form by the County Council and currently at consultation stage.

### HOUSING

	YES	UNSURE	NO
<b>1 The draft Core Strategy recently published by Northumberland County Council proposes that Ponteland should contribute an additional 850 new houses over the next 20 years.</b>			
<b>1.1</b> Do you support that proposal?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>1.2</b> Would you support that proposal if it did not require the loss of green belt?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2 There is a chronic shortfall of affordable housing and housing for the over 60s both nationally and locally. With this in mind would you agree with the following:-</b>			
<b>2.1</b> More affordable housing should be provided in Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.2</b> Affordable housing should comprise a mix of rental and ownership?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.3</b> There should be more provision of housing suitable for retirees?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.4</b> There should be more residential style care homes in Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2.5</b> Housing mix and tenure should be left to market forces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b> Do you agree that new housing should preferably be on 'brown field' sites only i.e. previously developed land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4 If Green Belt land has to be released for housing should this be:-</b>			
<b>4.1</b> Close to the village centre with pedestrian and cycle links?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.2</b> Away from the village centre in smaller developments with separate identities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.3</b> Left to market forces to bring sites forward?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### TRANSPORTATION & HIGHWAYS

<b>5 The provision of a northern by-pass to Ponteland would help to reduce traffic congestion in the village centre, allow more of the village centre to be pedestrianised and potentially create small peripheral sites suitable for play areas, car parking, employment and housing use.</b>			
<b>5.1</b> Would you support that proposal in principle if a suitable route could be agreed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5.2</b> Do you agree that developers who would add to traffic volumes in Ponteland should contribute towards the cost of a future by-pass as a condition of their planning approval?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b> Do you consider the traffic congestion in the vicinity of school entrances to be dangerous as well as inconvenient?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b> Do you think that there should be more cycle lanes in and around Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b> Do you think that in Ponteland cycling is a safe alternative to motorised transport?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>9</b> Are car parking facilities in Ponteland adequate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>10</b> Do you think that it would be a good idea to bring the Metro into Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**DRAINAGE & FLOODING****YES      UNSURE      NO**

- 11 Since Ponteland Village Centre was last flooded, defence measures have been implemented, but there are still weak points that may be overtopped in severe conditions (1 in 100 year floods) and which require emergency works to protect property.

11.1 Is this position acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.2 Should funding be made available to provide improved defences?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11.3 Would you like to see a Community Agreement set up which makes arrangements for local groups, (e.g. flood action groups or flood wardens) to take initial actions and provide advice following a flood warning being issued?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 12 New developments are required to control the rate of water draining into watercourses and sewers by measures known as Sustainable Drainage Systems (SuDS). In most cases in Ponteland these will require storm water to be stored at locations from where it can be discharged at a controlled rate into watercourses.

12.1 Do you consider SuDS to provide an appropriate means of reducing the risk of flooding from new developments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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12.2 Do you agree that open channels and storage ponds should be located away from areas of family housing and made inaccessible to young children?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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- 13 Many properties have watercourses running through or adjacent to gardens. Advice on responsibilities for watercourse maintenance and flooding is set out in the following leaflets:-

*Living on the Edge – Environment Agency*

*Roles and Responsibilities for Flooding – Northumberland County Council*

13.1 Are you aware of these documents?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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13.2 Do these documents provide you with the information you need?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**BUSINESS, RETAIL & EMPLOYMENT**

14 Do you shop in Ponteland for your primary groceries and fresh produce?	<input type="checkbox"/>		<input type="checkbox"/>
15 Would you prefer to shop in Ponteland if it catered for more of your needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Does the centre of Ponteland need a greater variety of shops?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17 Does the condition of the buildings discourage you from shopping in Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18 Are there enough cafes, bars and restaurants in Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19 Would you prefer to work in Ponteland if you could?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20 Do you think that a modern business hub in or near to the centre would encourage more businesses to settle and stay in Ponteland?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21 Do you think that construction of a by-pass and the pedestrianisation of the village centre would create new business opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22 Do you agree that Ponteland needs to retain an industrial estate?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
23 Should the industrial estate eventually be relocated to a peripheral location to free up land near the village centre for other uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**CONSERVATION & HERITAGE**

24 Do you think protection should be extended to include the trees and green spaces on the approach roads to Ponteland and on other council owned land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 Do you think that there should be a programme to reduce the amount of commercial and highway signs in the Conservation Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 Should the Conservation Area be reviewed and extended to include adjacent areas of particular interest and merit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EDUCATION, YOUTH & LEISURE**

27 Are the pre-school and after-school provisions adequate at our local schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
28 Should more community use be made of school buildings and playing fields?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
29 Are the adult learning facilities in Ponteland satisfactory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
30 Are there enough activities available locally for young people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31 Are there enough recreation areas available in Ponteland for young people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
32 Are there sufficient leisure facilities available in Ponteland for adults?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## HEALTH & THE ELDERLY

YES      UNSURE      NO

### 33 Health:-

- 33.1 Is the location of the Medical Centre satisfactory? ☐ YES ☐ UNSURE ☐ NO
- 33.2 Do you have difficulty safely accessing the Medical Centre?
- (a) By Car ☐ YES ☐ UNSURE ☐ NO
- (b) By Public Transport ☐ YES ☐ UNSURE ☐ NO
- (c) On Foot ☐ YES ☐ UNSURE ☐ NO
- 33.3 Do you consider that the optician services available locally are satisfactory? ☐ YES ☐ UNSURE ☐ NO
- 33.4 Do you have access to an NHS dentist in Ponteland? ☐ YES ☐ UNSURE ☐ NO
- 33.5 If not, would you prefer to have access to an NHS dentist in Ponteland? ☐ YES ☐ UNSURE ☐ NO

### 34 The Elderly:-

- 34.1 Are you aware of the activities available for older people in Ponteland? ☐ YES ☐ UNSURE ☐ NO
- 34.2 If you are over 60 do you use any of these activities? ☐ YES ☐ UNSURE ☐ NO
- 34.3 Would you wish to stay in Ponteland as you get older? ☐ YES ☐ UNSURE ☐ NO
- 34.4 Do you think there is sufficient suitable housing available to enable you to do this? ☐ YES ☐ UNSURE ☐ NO
- 34.5 Do you use the facilities in the village centre? ☐ YES ☐ UNSURE ☐ NO
- 34.6 Can you easily access these?
- (a) By Car ☐ YES ☐ UNSURE ☐ NO
- (b) By Public Transport ☐ YES ☐ UNSURE ☐ NO
- (c) On Foot ☐ YES ☐ UNSURE ☐ NO

## NATURAL ENVIRONMENT

- 35 Should there be restrictions on the type of front boundaries allowed on new developments in order to maintain/enhance wildlife corridors? ☐ YES ☐ UNSURE ☐ NO
- 36 Should Tree Preservation Orders be extended, where possible, to all properties in Ponteland in order to maintain/enhance wildlife habitats? ☐ YES ☐ UNSURE ☐ NO

## ABOUT YOU

- Your Postcode
- Your Sex M ☐ F ☐
- Your Age <18 ☐ 18-30 ☐ 31-50 ☐ 50+ ☐
- Years Lived in Ponteland  Yrs

## WHAT TO DO NOW!

Please place your completed questionnaire in a sealed envelope marked 'PONTELAND NEIGHBOURHOOD PLAN GROUP' in one of our collection boxes at one of the 'drop off' points listed below by the closing date of **Friday 6th December 2013**:-

- Ponteland Town Council Office, Meadowfield Court
- Ponteland Care Centre, Meadowfield – the Community Services reception (Tue to Fri)
- Darras Hall Clinic, Broadway (Mon to Fri)
- Sainsbury's Supermarket, Ponteland – Main exit till
- Waitrose Supermarket, Ponteland – Customer service counter

Alternatively you can post your completed questionnaire to:

**Ponteland Neighbourhood Plan Group, Ponteland Town Council, Meadowfield Industrial Estate, Ponteland, Northumberland, NE20 9SD**

Responses are welcome from all members of your family. You can download further copies of this questionnaire from our website at [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) or simply photocopy this pull-out.

**THANK YOU VERY MUCH FOR TAKING PART IN OUR COMMUNITY CONSULTATION.  
YOUR VIEWS DO MATTER AND THEY CAN MAKE A DIFFERENCE.**

## Findings of major residents' survey published: Only 4% support green belt housing development

The key findings of a questionnaire seeking residents' views on a long term planning blueprint for Ponteland have been published by the Neighbourhood Plan Group.

The survey was published in the November issue of Pont News & Views and the Group - a team of local residents working on behalf of the Town Council - received 412 responses. They will form the principal reference point for community opinion for those preparing the first draft of the Neighbourhood Plan.

If approved in a referendum, this document will enable the local community to decide its own vision for Ponteland going forward and to determine future local planning policy. The policies will ultimately need to align with the broader Core Strategy for growth and development in Northumberland drawn up in draft form by the County Council and currently at consultation stage.

There will be further opportunities for community consultation over coming months, culminating in the referendum.

Key findings included:

### HOUSING

- Only 4% of respondents supported the proposal in Northumberland County Council's draft Core Strategy that Ponteland should contribute an additional 850 houses over the next 20 years. This increased to 19% if it could be achieved without the loss of green belt.
- 92% of respondents were of the view that new housing should preferably be built only on previously developed land.
- Almost half of all respondents did not agree that more affordable housing should be provided in Ponteland with only 32% positively in favour of that proposal.

### TRANSPORTATION & HIGHWAYS

- 74% of respondents supported the principal of a northern by-pass around Ponteland if a suitable route could be agreed.
- Traffic congestion in the vicinity of local schools is considered to be dangerous as well as inconvenient by 84% of respondents.
- Just as many people are opposed to the Metro being brought into Ponteland as support the concept.

### DRAINAGE & FLOODING

- 59% of respondents considered it unacceptable that there should continue to be weak points in Ponteland's flood defences against a 1 in 100 year storm.
- Only 8% of respondents were opposed to the establishment of a Community Agreement which makes arrangements for a local flood action group to take initial steps following a flood warning being issued.
- 83% of respondents agreed that open channels and storage ponds should be located away from areas of family housing.

### BUSINESS & EMPLOYMENT

- 58% of respondents were of the view that Ponteland needs to retain an industrial estate but 51% were also in favour of it being relocated to a peripheral location in due course in order to free up land for other uses.
- Only 34% of respondents said that they would prefer to work in Ponteland if they could.

### CONSERVATION & HERITAGE

- 95% of those responding supported the view that protection should be extended to include the trees and green spaces on the approach roads to Ponteland and 85% agreed that the Conservation Area should be reviewed and extended.

### GENERAL

- The proposal that more community use should be made of school buildings and playing fields was supported by 71% of respondents.
- 87% of respondents confirmed that they would prefer to stay in Ponteland as they get older but only 18% supported the provision of more residential care homes in the village.
- 90% of respondents supported the view that there should be restrictions on the type of front boundaries permitted in order to maintain and enhance wildlife corridors while 69% supported the extension of Tree Preservation Orders to all properties.

Please refer to: [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk) for the detailed results to all questions in the survey.





# Events planned to help shape future of Ponteland

**Ponteland residents have the opportunity to help shape the future of the parish through a new Neighbourhood Plan being prepared by a group of seven volunteers and five councillors on behalf of the Town Council.**

The Neighbourhood Plan, if adopted in a local referendum, would have the power to influence local planning and the future needs of the community - in conjunction with national and countywide planning policies.

The local community was consulted in February and November 2013, with detailed questionnaires appearing in this publication and on our website to enable residents and businesses to express their preferences, views and priorities with regard to a wide range of planning related matters.

The data obtained from over 400 responses on each occasion has been used, along with other available evidence and more detailed analytical research, to establish a clear vision and objectives for the future of Ponteland. You now have the opportunity to tell us whether you endorse our vision and objectives or feel that we have got it wrong!

Ponteland Neighbourhood Plan Group members will be available at the sessions to answer questions on the neighbourhood planning process.

There will also be displays and interactive sections for each of the eight topic groups:

- Conservation & Heritage
- Drainage & Flooding
- Housing & Affordable Housing
- Education & Youth Activities
- Natural Environment
- Transportation
- Healthcare & Care of the Elderly
- Retail Business & Employment.

**The drop-in sessions are being held at the Memorial Hall, Darras Road, on:**

**Friday September 19th - 10am to 7pm**

**Saturday September 20th - 9.30am to 1pm**

**Friday September 26th - 10am to 7pm**

**Saturday September 27th - 9.30am to 1pm.**

**Your views and feedback are crucial to the success of the Neighbourhood Plan and we encourage your attendance at one of the events.**

For more information visit the website at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

## What is neighbourhood planning?

Neighbourhood planning was introduced through the 2011 Localism Act and gives local communities the opportunity to influence and define how their area should grow and change. In Northumberland, neighbourhood planning must be led by town/parish councils.

## What can neighbourhood planning do?

Neighbourhood planning powers can be used by town/parish councils to guide and shape development in a defined 'neighbourhood area'. This includes influencing where new homes, shops and offices should be built and saying what those new buildings should look like, in line with national planning policy and the Northumberland Local Plan.

## Five stage process for developing a Neighbourhood Plan

**1. Area designation:** the application by Ponteland Town Council, which included a map of the proposed neighbourhood area and why it is appropriate for neighbourhood planning purposes, was approved by Northumberland County Council in June 2013.

**2. Preparing and publicising the plan:** this includes establishing community aspirations and priorities, identifying a vision and objectives, and publicising and consulting on the plan.

**3. Submission:** to include a map of the area, draft plan, statement on how it meets basic conditions, consultation statement. The plan will be publicised by NCC for at least six weeks.

**4. Independent examination:** Neighbourhood development plans must be examined to test whether they meet certain legal requirements before they may be put to local referendum and adopted by the council. An independent examiner will recommend whether the plan should be put to a local referendum.

**5. Referendum:** NCC, where recommended, will organise a local referendum. For the neighbourhood plan to be adopted it must receive majority support from the local community. If more than 50% of the Ponteland respondents vote in favour of the plan the council must adopt it as new planning policy.

ADVERTISING FEATURE

## Overwhelming support for Neighbourhood Plan vision

**There has been overwhelming support from the local community to the 'visions and objectives' drawn up by Ponteland Neighbourhood Plan Group for future development of the parish.**

The Group, which is comprised of a team of local residents working on behalf of the Town Council, is developing a Neighbourhood Plan which, if supported in a referendum, will determine local planning policy in conjunction with the countywide Core Strategy currently being formulated.

Residents attending a four day consultation event held at the Memorial Hall at the end of September were asked to consider the Group's vision statement and a series of objectives:

Objective	Percentage in support
Vision Statement	93%
Conservation & Heritage	89%
Natural Environment	93%
Housing & Affordable Housing	88%
Retail, Business & Employment	87%
Transportation & Highways	87%
Drainage & Potential Flooding	92%
Healthcare, Care of Elderly	90%
Education & Youth Activities	69%

### **Why develop a Neighbourhood Plan?**

Neighbourhood planning will allow us to determine our future instead of people being told what to do. The Government thinks local communities should have an opportunity to influence the future. By working with the support of our Local Authority, our Neighbourhood Plan will be in line with National Planning Policy. To further strengthen our role developers will have to respond to the Neighbourhood Plan and consult with the local community.

### **What will the plan give us?**

The plan will cover a period of 16 years. It allows communities to exert more control over where development takes place, can influence the type and quality of that development, and ensures that any change meets local objectives.

### **What could we expect without a Neighbourhood Plan?**

To live with continued inappropriate development pressure and uncertainty and be forced into a reactive approach, responding to each planning application as it is made.

### **What can we expect from Northumberland County Council?**

The next version of the Draft Core Strategy is expected to go out for consultation by the end of the year.

### **What happens next?**

Now the community has endorsed the 'Visions & Objectives' the steering group will review all the comments, develop draft planning policies and prepare a draft Neighbourhood Plan for consultation.

For more information visit:

[www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)



ADVERTISING FEATURE



## Community supports emerging Neighbourhood Plan

### Who we are?

Ponteland Neighbourhood Plan is being prepared by a steering group of seven volunteers and five councillors on behalf of the Town Council. If it is adopted in a local referendum it will have the power to influence local planning and the future needs of the community.

Residents attending a four day consultation event held at the Memorial Hall at the end of September were asked to consider the Group's vision and a series of objectives.

### What did the community highlight as their concerns?

- Importance of Character Statement, maintaining the Green Belt and keeping the strategic separation between Ponteland and Newcastle International Airport.
- Build housing that we need; use Brownfield sites, area prone to flooding & flash floods, maintenance of the river, watercourses, ditches, infrastructure overload.
- Regeneration of shopping facilities at Merton Way and Broadway with possible relocation of Industrial Estate.
- Manage traffic congestion; improve public transport, parking, cycle ways, and possible relief road.
- Healthcare over capacity, greater use of school facilities for all age groups.

### What's next?

The Community Consultation Report and Analysis Document is now available on our website, the next stage is to identify from this document draft planning policies and recommendations for projects, some of which may exceed the lifetime of this Draft Neighbourhood Plan.

The Ponteland Neighbourhood Plan Group has commissioned two pieces of work which started in early November and will be completed by the New Year. See actions on next column.

- First an Independent Planning Consultant has been appointed to review all the evidence and progress made since 2012 to make sure the process is sound, robust and has followed the guidelines required. This will give time for any amendments in the New Year.
- Second, a Business Confidence Survey for Merton Way, Main Street and the Broadway has been commissioned.
- Discussions with stakeholders will continue throughout the preparation of the Ponteland Neighbourhood Plan.
- A Highway survey is being conducted by Northumberland County Council; the results will be shared with the Neighbourhood Plan Group.
- A supporters group will be formed in the New Year, for those residents who want more of an involvement with what is going on.

### How does that fit in with Northumberland County Council?

The proposals put forward in the latest Northumberland County Council Core Strategy Consultation do not necessarily reflect the views of the steering group, who will continue to work on behalf of the local community, to ensure development is delivered appropriate to local context, in the right place at the right time.

### What happens if they conflict?

That would mean the Ponteland draft plan would not be in line with Northumberland County Council.

Our Report & Analysis on the Ponteland Neighbourhood Plan Community Consultation gives the group a clear mandate from the residents to continue with the process using the current Local Plan (CMDP) and presenting that for inspection next year.

Keep up to date visit: [www.pontelandneighbourhoodplan.co.uk](http://www.pontelandneighbourhoodplan.co.uk)



ADVERTISING FEATURE

## Ponteland Neighbourhood Plan

### Help shape the future of Ponteland by completing the Ponteland Housing Need Survey

The purpose of this survey is to assess local housing need within Ponteland Civil Parish to identify the range and affordability of new housing to meet those needs.

The questionnaire has been sent to every household in the Civil Parish, delivered with the February edition of Pont News & Views. You can also access it online at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

By taking a few minutes to complete the Housing Need Survey now, your views and opinions can help to shape the type and arrangement of any new housing provided. Please complete the relevant sections, even if you have no current unmet needs, and return this document in the pre-paid envelope provided by March 14th.

The more responses we receive, the more useful and accurate the findings will be. Please be assured all the information given will remain confidential; individuals and households cannot be identified from any of the information you provide.

#### Why is this important, why should I get involved?

This is a key stage in the Neighbourhood Plan, giving you and your family the opportunity to influence the outcome of your own Ponteland Neighbourhood Plan, to help to resolve some key and potentially controversial issues.

#### Can it make a difference?

Yes, if everyone takes a few minutes to complete this survey, it will have a tremendous impact. All responses will be analysed and will be used as evidence in forming the Ponteland Neighbourhood Plan, which will directly contribute to the decisions that will be made about housing in Ponteland.

#### What is Neighbourhood Planning, and what purpose does it serve?

The Localism Act 2011 provided a new statutory regime for neighbourhood planning with Neighbourhood Planning Regulations as part of the legal framework to which any neighbourhood

plan must comply. Neighbourhood planning is a way of communities being actively involved with the future development of their local area. Neighbourhood Plans provide local communities with the opportunity to plan for their future needs within a clearly defined designated area. They give more power to communities by being involved at a local level in the planning system, getting the right kind of development based on local needs, and voted on by a local community referendum. This will enable those who live and work in a designated area to choose the type and range of new homes, offices and shops to be built and what they should look like.

#### Who is organising the survey and why?

The Ponteland Neighbourhood Plan Steering Group, a team of local resident volunteers working on behalf of the Town Council, has organised this survey to identify local needs. This enables the local community to decide its own vision for Ponteland going forward and most importantly, to determine future planning policy in a way which is currently not permitted. However, legislation dictates that those policies will ultimately need to align with the broader Core Strategy for growth and development in Northumberland.

#### Who will analyse the results?

An independent survey analysis company has been engaged.

#### Will this make a difference?

Neighbourhood planning seeks to empower communities to manage and enable development in their local area. This is achieved by creating locally specific planning policies to manage development in their area or granting permission by legal order for sites that the local community would like to see developed in a particular way.

#### What has Ponteland Neighbourhood Plan Steering Group achieved?

For the past three years the Ponteland Neighbourhood Plan Steering Group has followed a process set out in the Neighbourhood Planning Regulations:

- Identifying the scope of the plan
- What it aims to achieve and include
- Collecting of appropriate evidence
- Consulting with the community, stakeholders and other consultees
- Analysing comments
- Preparing draft topic papers including planning policies accompanied with community aspirations or projects
- Analysing evidence.

#### What it can't do?

A neighbourhood plan can't set standards for issues such as: green belt boundaries; housing allocations; housing numbers; highway matters or quality of roads. These are matters for the local planning authority and highways department at Northumberland County Council.

#### What is still to be achieved to complete the Ponteland Neighbourhood Plan process?

- Review the evidence base to date
- Identify other work to be accomplished for a robust neighbourhood plan
- Proceed in consultation (six weeks) with the local community, stakeholders and other consultees
- Submit to Northumberland County Council, consultation period of six weeks
- If approved, an independent examiner is appointed to check for soundness
- If approved, plan will go to a local referendum
- If approved, the completed plan becomes part of the statutory development plan for the area.

# Have your say on housing in Ponteland

People living across the Ponteland parish who have not yet completed the housing needs survey issued with the February issue of Pont News are being urged to do so over the next fortnight.

Nearly 950 survey responses have been filed online or posted back so far – more than 20 per cent of homes.

The survey is the latest stage of the neighbourhood planning process, a new statutory regime enacted in The Localism Act 2011 designed to give communities the ability to become actively involved with the future development of their local area.

Ponteland Neighbourhood Plan Steering Group, a team of resident volunteers working on behalf of the Town Council, organised the survey to identify local housing priorities.

The questionnaire can be completed online at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk) but if you do not have internet access, or prefer to complete a hard copy and do not have one, contact Ponteland Neighbourhood Plan Group c/o Ponteland Town Council on (01661) 825092. The closing date for replies is Monday March 14th.

Alma Dunigan, Chair of Ponteland Neighbourhood Plan Group, said: "I'd like to thank all those residents who have already returned the housing need survey. We need a really good response as the analysis will become the foundation evidence to show what is really needed in the parish for the future, the type of housing and when it is required."

The survey analysis will be completed in early April and followed by a fresh community consultation outlining the results. The next stage will be the writing of a draft plan with policies to be the subject of a six week formal consultation. After review it will go to the County Council and after further examination, if approved, it will go to a local referendum.

Approval at this stage would mean it became part of the statutory development plan for the area, and all planning decisions in Ponteland would have to be determined in accordance with the Ponteland Neighbourhood Plan.

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## ADVERTISING FEATURE

# Ponteland Neighbourhood Plan

## Do you support our vision for the future of Ponteland?

A ten point plan for the future development of Ponteland is the subject of a new public consultation taking place over the next six weeks.

All households have received a questionnaire with this issue of Pont News asking for your views on a new vision and ten revised objectives for the Neighbourhood Plan – the product of three years of research and consultation by Ponteland Neighbourhood Plan Group.

The Revised Vision, Objectives & Options consultation, which follows the Ponteland Housing Needs Survey which ran in February and March and generated more than 1,250 responses, runs from April 1st to May 15th.

Before we produce our full draft Neighbourhood Plan for Ponteland, we have to show we have consulted with the community over the last three years on what issues you felt were most important, and we have translated those into a Vision for Ponteland for the next 20 years, and a set of 10 objectives.

The objectives can be achieved through a combination of planning policies and community projects. The planning policies have to be land-use planning

policies and must comply with stringent regulations, to be tested by an appointed Examiner. Where we cannot have a land-use planning policy, we have proposed community projects (see article on p22) to take forward issues raised by the local community.

The questionnaire asks for your views on:

### The vision statement

"Ponteland will maintain its identity as a sustainable, thriving community, accessible to people of all ages. A gateway to Northumberland, which values its rural setting, rich heritage, natural environment and open spaces. It will remain visually distinct and separate from the Newcastle/Tyneside conurbation, meeting the needs of the local population, without compromising this distinction. The special identities of Darras Hall, the historic core of Ponteland village and the small settlements in the Parish will be maintained and enhanced for future generations, making the Parish of Ponteland a desirable place to live, work and visit."

### Drop in sessions

Drop in sessions will be available to view the details and meet with the steering group members at Ponteland Memorial Hall on Thursday April 21st from 6pm to 8pm and Friday April 22nd from 10am to 12noon, 2pm to 4pm and 6pm to 8pm, and Saturday April 23rd from 10am to 2pm.

### How can I get involved?

Complete the consultation questionnaire which has been delivered with this issue of Pont News & Views and return with the Freepost envelope supplied or complete at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

### The next steps

We will process the results and start work on a full draft plan for Ponteland to be submitted to Northumberland County Council. This will be subject to a six week consultation and scrutiny by an independent examiner. If passed it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of Local Development Plan for the area.

For more information visit: [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

### The ten objectives

#### Objective 1: [Built/Historic Environment]

To ensure that new development contributes positively to the unique historic and natural characteristics of the parish of Ponteland.

#### Objective 2: [Natural Environment]

To plan positively for the creation, protection and enhancement of networks for biodiversity, green infrastructure and recreation in Ponteland and to protect the landscape setting of Ponteland.

#### Objective 3: [Housing]

The Neighbourhood Plan will provide a positive policy framework for new housing that meets the defined needs of residents in the Plan area. It will ensure that new housing developments are carefully planned, designed and integrated into the settlement of Ponteland, to ensure they contribute to the special character of Ponteland as well as contributing to the local infrastructure and community facility needs.

#### Objective 4: [Business and Employment]

To identify and encourage employment opportunities for sustainable economic growth, leisure, and tourism across the Parish.

#### Objective 5: [Retail]

To enhance, diversify and improve the range of shops and services in Ponteland.

#### Objective 6: [Transport]

To make Ponteland and the rest of the Parish a safer place for all users of the transport network, especially pedestrians, cyclists and children, by seeking to reduce traffic congestion, make it easier for people to walk to school, shops and public transport, whilst ensuring adequate car parking is provided to meet the needs of residents, visitors and businesses.

#### Objective 7: [Flooding]

To reduce the causes and impacts of flooding in Ponteland.

#### Objective 8: [Older People]

Ensure that the neighbourhood plan provides for the ageing population in and around Ponteland.

#### Objective 9: [Health Care and Leisure]

Ensure that the people of Ponteland of all ages have easy access to health care and leisure facilities.

#### Objective 10: [Education and Young People]

To ensure that our schools are well-planned to meet the needs of our current and projected pupil population and to ensure that there is sufficient provision of recreational space and facilities for young people in Ponteland.



# Feedback sought on community projects list

Public feedback is being sought on a list of community projects drawn up by the Ponteland Neighbourhood Plan Group.

The group of volunteers, which has been working for three years on the Ponteland Neighbourhood Plan on behalf of the Town Council, has created the list of priorities identified in a series of consultations.

The projects cover a range of areas, including transport, the environment, health and facilities which cannot be addressed by planning policies alone, and local organisations would be encouraged to get involved and help deliver them. The list includes:

## Environment

- To work with NCC to extend the Conservation Area boundary in Ponteland and to develop and adopt a Conservation Area Character Appraisal for Ponteland
- To support the Red Squirrel group in Ponteland to maintain and improve the populations of red squirrel locally
- To liaise with landowners and other stakeholders to safeguard land needed as flood storage areas
- To work with Northumberland County Council (NCC) to get an Article 4 designation on parts of Ponteland where it is desirable to remove permitted development rights for front

boundary changes (for example in parts of Darras Hall where hedgerows are being lost)

- To work with NCC and local businesses to reduce the amount of 'A' boards on the streets

## Transport and infrastructure

- Continue to work with NCC and press for a relief road for Ponteland
- Work closely with the Bus Users Group in Ponteland to improve the reliability of public transport in Ponteland, and seek to promote investment in real-time information at key bus-stops in Ponteland
- To work with local groups and NCC to identify key 'accessibility hot spots' where improvements could improve accessibility for those with mobility impairments
- To work with NCC to seek funding allocations for improvements to cycle infrastructure in Ponteland
- Work with NCC to implement a 20mph limit in some areas of Ponteland (particularly around the schools)
- Proposals under the Transport objective, to improve accessibility to public transport for the older person

## Health

- To seek to secure additional GP services in Ponteland to meet the needs of local residents.
- To seek to work with service providers and others to secure better access to healthcare in Ponteland
- Seek to implement the Ageing Well in Northumberland Strategy

## Facilities and events

- A Community Hub: To explore the viability of creating a 'community hub' at a central location in Ponteland. This could provide both facilities for the wider community including the youth
- Ideas such as a joint library/internet café/community space could be explored
- Community Toilet scheme to be developed in collaboration with local shops and community facilities
- Explore and promote activities with younger people and our "Youth Ambassador"

**PNP Group is also consulting on a list of planning policies – see p14 and the enclosed questionnaire.**

**To leave feedback visit:  
[pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)**

## JUST TWO WEEKS LEFT TO COMMENT ON NEIGHBOURHOOD PLAN VISION

Residents and businesses have just two weeks left to comment on a vision and set of objectives for the future development of Ponteland.

An online questionnaire can be completed at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk) and hard copies sent out with last month's Pont News are also available at the Town Council offices and the library.

The vision and objectives, which cover the environment, housing, employment, transport, education and healthcare, are the culmination of a three year process managed by Ponteland Neighbourhood Plan Group, a group of volunteers working on behalf of the Town Council.

It is the final consultation stage before PNPG produces a full draft Neighbourhood Plan for Ponteland Civil Parish. This will be subject to a six week consultation and scrutiny by an independent examiner. If passed it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of Local Development Plan for the area.



## Smaller affordable homes needed say residents

People living in Ponteland Parish want any new housing built in future to include smaller and more affordable homes.

That is one of the key findings of a major housing needs survey by Ponteland Neighbourhood Plan Group. Forms were sent out to 4,550 households with April's Pont News and nearly 1,300 were returned – an excellent response rate of more than 28%.

Respondents said they had little desire to move, but if they did it would be due to downsizing, retirement or family issues. But there is a distinct lack of the two-bed properties they would want in the area.

A need for improved public transport links was also highlighted, with bus users unhappy with the frequency, punctuality and stop locations saying they would also welcome a link to the Metro system.

PNPG also asked for feedback on its vision and ten objectives for the environment, housing, economy, transport, healthcare, education and facilities – as detailed in the April issue of PNV – at well attended drop-in events held from April 21st to 23rd.

There was overwhelming support for a multipurpose community hub in a central village position to include the library, council offices, coffee shop, CAB and community space.

Proposed additional parking for retail and service provision in close proximity to the village centre and a Metro link and increased bus service were also well supported.

This is part of the final stage consultation before PNPG, a group of volunteers working on behalf of the Town Council, produces a full draft Neighbourhood Plan for Ponteland Civil Parish. This will be subject to a six week consultation and scrutiny by an independent examiner. If passed it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of Local Development Plan for the area.

For more information visit  
[pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

## Last chance to comment on Neighbourhood Plan

The final consultation stage of the Ponteland Neighbourhood Plan before it goes to independent examination is being launched next month.

A group of volunteers working on behalf of the Town Council have been preparing the plan on behalf of Ponteland Town Council, under the auspices of the Localism Bill 2011, for the past three years.

The process has included several consultations and events to gather views and opinions as well as feedback on proposals from the Ponteland Neighbourhood Plan Steering Group.

The Plan consists of planning policies with supportive text, an extensive evidence base and a list of community aspirations.

It can be viewed from November 1st to December 16th online at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk) and in hard copy from 9.30am – 12.30pm Monday to Friday at Ponteland Town Council Offices in Meadowfield Industrial Estate and comments made.

**Steering Group members will also be available at a drop-in event on Saturday November 5th from 10am – 1pm at Merton Hall.**

If the plan passes independent examination it will go to a full referendum and if more than 50% of voters support it, the plan will be adopted and become part of the Local Development Plan for the area.



# Ponteland Neighbourhood Plan

## Pre-Submission draft

### Final consultation:

**November 1st to December 16th**

Over the past three years the Ponteland Neighbourhood Plan steering group of volunteers acting on behalf of the Town Council has been working towards a pre-submission draft plan for the next stage of Neighbourhood Planning.

Neighbourhood planning is a right for communities introduced through the Localism Act 2011.

Since 2013 the group has followed a process to ensure the Neighbourhood Plan reflects what the community in Ponteland want, whilst also seeking to ensure that the plan will meet the 'basic conditions' of national planning policy and guidance.

We now need your input to ensure the plan and policies are developed fully to reflect the views of local people and a 'drop-in session' has been arranged for Saturday November 5th from 10am to 1pm at Merton Hall where you can come and talk to the steering group members.

You can also let us know your views on the draft plan in the following ways:

- View and respond to the draft plan and supporting documents on the Ponteland Neighbourhood Plan website at [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)
- Inspect hard copies of the draft plan and documents at Ponteland Town Council Offices between 9.30am and 12.30pm Monday to Friday
- Email written representations to [pnpp@ponteland-tc.gov.uk](mailto:pnpp@ponteland-tc.gov.uk)
- Send written representations by post to Ponteland Neighbourhood Plan Steering Group, c/o Ponteland Town Council, Unit 1 Meadowfield Court, Meadowfield Industrial Estate, Ponteland, NE20 9SD.

Written comments must be received by 12noon on Friday December 16th.

### Next steps

Following the end of this consultation period we will review the responses received and identify if any changes need to be made to the Neighbourhood Plan and its evidence base. The current timetable for the next stages of the plan making process is:

- Submission of the plan to Northumberland County Council for examination – Feb/March 2017
- Consultation on the submission plan – spring 2017
- Examination of the plan by an independent examiner – spring/summer 2017
- Referendum – autumn 2017
- Neighbourhood Plan 'made' by Northumberland County Council – autumn 2017.



# Two weeks left to comment on draft neighbourhood plan

There are just two weeks left to comment on the draft neighbourhood plan prepared by a group of volunteers working on behalf of the Town Council.

Ponteland Neighbourhood Plan Steering Group is now at the final stage of consultation with those who live, work or carry out business in the Neighbourhood Plan area - the civil parish of Ponteland.

A consultation event was held at Merton Hall on November 5th where residents had the opportunity to discuss the plan and the future development of Ponteland with steering group members.

Display materials at the event contained detailed information including a map showing the 33 planning policies covering the built and natural environment, local economy, community wellbeing, housing, transport, and flooding. The pre-submission draft consultation document was also available with all the supporting background papers.

During the past three years a number of non-planning issues have been

expressed to the volunteer group which, although outside its remit, have been turned into projects or community actions involving other local organisations. These include:

- Conservation Area: to work with Northumberland County Council to review the Ponteland Conservation Area boundary and to develop and adopt a Conservation Character Appraisal and Management Plan for Ponteland and High Callerton.
- Local List of Heritage Assets: to work with NCC and the local community to support the preparation and adoption of a local list of heritage assets of local value.
- Youth Forum: to create a youth forum to promote the needs of the young people in the neighbourhood plan area.

Ponteland Civic Society is working on the Conservation Area and the Local List of Heritage Assets and Ponteland Community Partnership is taking on the creation of a Youth Forum.

Following the consultation, the steering group will review the draft plan and background papers and prepare the neighbourhood plan for submission to Northumberland County Council in spring 2017. For more information visit [pontelandneighbourhoodplan.co.uk](http://pontelandneighbourhoodplan.co.uk)

This consultation should not be confused with the Northumberland County Council's Local Plan Core Strategy Pre-Submission draft – Proposed Further Major Modifications Consultation – details of which can be found on page 7.



## Appendix 32

### Introductory Meetings with Stakeholders

## **Introductory Meetings with Stakeholders**

### **2013**

01/08/13	MK Developments
08/08/13	Banks
11/09/13	Galliford Try
06/11/13	Lugano
04/12/13	Banks
06/12/13	Merton College

### **2014**

23/01/14	Police HQ
27/02/14	Prestwick Hall
13/04/14	Gordon Meek
29/09/14	Ponteland Golf Club
07/11/14	Hellens

### **2015**

23/02/15	ISOS
26/02/15	Storey Homes
02/03/15	Barratt Developments
02/03/15	Bellway Homes
03/06/15	Newcastle International Airport
11/08/15	Memorial Hall
17.11/15	Melbury Property

