

**CONSULTATION STATEMENT FOR STANNINGTON PARISH NEIGHBOURHOOD PLAN
2017 – 2032 SUBMISSION VERSION (OCTOBER 2017)**



October 2017

Stannington Parish Council

1.0 Introduction

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

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

This Consultation Statement sets out:

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

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

2.0 Stannington Parish Neighbourhood Plan – Background

Stannington Parish Council took the decision to produce a Neighbourhood Plan for the area in 2013. The Neighbourhood area was designated on 18th October 2013, and work commenced on the production of a Neighbourhood Plan.

A Steering Group was established, which comprises a mix of Parish and County Councillors, local residents, business representatives and local landowners. A Terms of Reference for the group was agreed in January 2014 and is on the Neighbourhood Plan website.

The Steering Group have been responsible in the most part for the preparation of the neighbourhood plan.

There have been regular reports back to the Parish Council, and approval sought from the Parish Council at key milestones throughout the Plan preparation. Membership has changed little over the 4 years since the Steering Group was established.

3.0 Consultation and Engagement Timeline

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

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

The timeline of events in the preparation of the Stannington Neighbourhood Plan are outlined below. There have been 4 stages of consultation, including the statutory Pre-Submission Consultation stage. There have been extra consultations with local businesses, landowners, and younger people in the parish as part of, and alongside these consultations. The whole process has taken just over 3 years from start to Draft Plan stage, and the timeline below covers each stage of consultation:

- First Stage of Consultation – (March 2014) Initial Drop-in session, questionnaire about what is good/bad about the area, and specific themes
- Ongoing consultation with local school, landowners, business consultation and local displays at village shows and the church
- Second Stage of Consultation – November 2014: Distribution of leaflet and questionnaire, specific to Stannington Neighbourhood Plan, based on initial responses to March 2014 consultation
- Third stage of consultation – Vision, Objectives and Policy Areas. Consultation on detailed Topic Papers for each theme to form the basis for chapters of the Plan (September 2015)

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- Fourth Stage of Consultation: 20th April to 2nd June 2017 – Stannington Parish Neighbourhood Plan - Pre Submission Draft Consultation [Regulation 14 Stage]



First Stage of Consultation: (March 2014) Initial Drop-in session, questionnaire about what is good/bad about the area, and specific themes

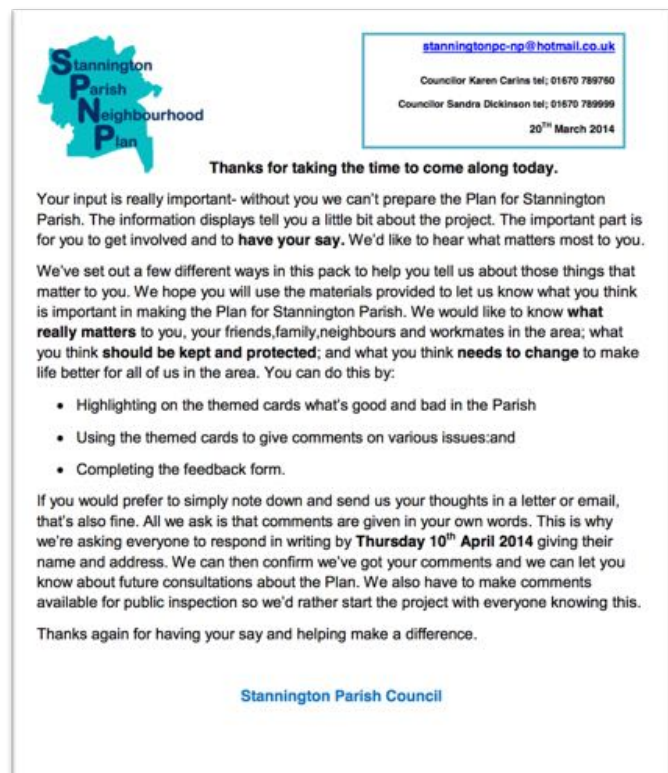


Figure 1: Examples of consultation material

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

- A 'Planning Tree' event was also held in the local church, and stalls and displays were held at the village fete, as well as work in the local primary school to involve children.
- Presentations were made to the Station Road Residents Association (12th Feb 2014)
- A Coffee Morning presentation was held (5th March 2014)
- Leaflets were delivered (see above) to every resident and business in the Parish on 8th March 2014.

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- A Youth Conference was also held on 13th of March, with a ‘planning dragon’ where children could put their wishes on post-its.
- This culminated in the final drop-in event on 20th March 2014. A ‘Consultation Pack’ was put together, which asked the community what the ‘key issues’ were, in relation to a number of topics. The questions were kept deliberately ‘open’ in order to initiate as wide a range of responses as possible. Wordle diagrams were used to provide visual interpretation of some of the questions asked.
- Maps were provided, and green and red stickers were also given to consultees, so they could say where they felt development was and wasn’t appropriate.

Second Stage of Consultation – November 2014: Distribution of leaflet and questionnaire, specific to Stannington Neighbourhood Plan

The results of the initial consultation were distilled and a SWOT (Strengths, Weaknesses, Opportunities and Strengths) analysis was undertaken, using all the initial consultation responses. A further, more detailed questionnaire was then produced, which asked more specific questions about some of the issues that had been raised at the beginning of the process.

All information from the completed questionnaires was analysed, and a report produced which suggested an initial ‘vision’ and a set of ‘objectives’ for the Plan. This analysis included some suggested policy ideas, as well as a list of Community Actions which needed to be managed separately (i.e. non-planning issues).

A £50 voucher was offered to people who completed the leaflet.

A further stage of consultation was then undertaken on the vision/objectives and policy areas for the Plan.

Third stage of consultation – Vision, Objectives and Policy Areas (September 2015)



Figure 2: Vision and Objectives consultation event in Village Hall

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A consultation leaflet (APPENDIX E) was sent to every household in the Parish, asking for feedback on a proposed vision, a set of objectives, and proposed policy areas for the Plan. A number of Topic Papers were produced to provide background evidence and reasons for the proposed objectives and policy areas. These Topic Papers covered a number of issues: Housing, Transport, Local Economy, Sustainable Settlements, Community Assets, Natural Environment and Design Sites and General Development Principles. There was a high response rate to this consultation, and the results provided the basis for proceeding with drafting an initial plan. The full results of this consultation are contained in Appendix B.

A number of changes were made following this consultation:

- Policies related to housing were removed, as there was significant opposition to providing more market housing, particularly in Stannington Station
- The vision and a number of objectives were more clearly worded to reflect responses received
- There was strong support for a policy about re-locating or improving the school, so this was added.
- Community Actions were incorporated (matters that could not be dealt with through planning policies)
- Some objectives that 'overlapped' were merged for clarity

Fourth Stage of Consultation: 20th April to 2nd June 2017 – Stannington Parish Neighbourhood Plan - Pre Submission Draft Consultation [Regulation 14 Stage]

Through the distribution of the Parish Magazine, every resident was made aware of this consultation stage. An open day was held on 20th April, which displayed the draft plan. Statutory consultees were also consulted, as well as local groups and organisations.

The statutory consultation period on the Pre-Submission Draft Stannington Neighbourhood Plan commenced on 20th April 2017 and ran for a period of seven weeks ending on 2nd June 2017. Publicity on the Plan comprised the following actions:

- Letters and/or emails sent to all consultation bodies and all other parties identified through the Plan database prior to commencement of the consultation period, including Northumberland County Council (a full list of organisations and bodies consulted is contained in Appendix B;
- A Screening Opinion as to whether a Strategic Environmental Assessment would be required was sought from Northumberland County Council. A negative screening opinion was received.
- Publicity was given throughout the process via the local Parish newsletter,
- The Plan and publicity material was posted on the website along with the main Evidence Base documents and all other consultation material;
- A full copy of the Pre-Submission Draft Plan was made available at the Village Hall, the Ridley Arms pub, St. Mary's Church, Stannington First School, St. Mary's Inn, the Moorhouse

Farm Shop, Blagdon Farm Shop and the Whitehouse Farm Café.

- An evening drop-in consultation session was held during the evening on the 20th of April 2017, and was well attended.

4.0 Responses to Pre-Submission Draft Plan

Statutory and other Consultees' Responses

There were a number of responses from Statutory Consultees (identified in the list in this document). Many of them related to minor changes or additions to policy wording and criteria. A full list of changes made is contained in the Schedule of Changes for Statutory Consultees, and forms Appendix C of this document. There were no significant changes made to the Plan as a result of the pre-submission consultation.

Strategic Environmental Assessment and Screening Opinion

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

Habitats Regulations Assessment Screening Opinion

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

5.0 Changes to the Plan

A number of changes were made to the Neighbourhood Plan as a result of the consultation exercises. It should be noted that whilst the Plan was in preparation, Northumberland County Council were also in the process of preparing their Core Strategy. This process involved potentially 'insetting' Station Road in proposed green belt. This issue caused significant concern to a number of residents in the Parish, and there was in many cases, confusion about the role of the Neighbourhood Plan in this process. This resulted in some negative responses which were not in actual fact relevant to the Neighbourhood Plan, as the Neighbourhood Plan has no jurisdiction over green belt boundaries and insets.

Due to a change in administration at the County Council, the Core Strategy document (which had been submitted itself for Examination in April 2017) was withdrawn. The references in the Neighbourhood Plan to the emerging Core Strategy have since been removed. Comments made by respondents in relation to the green belt throughout the process, have not been ignored, but it has not been possible for the Neighbourhood Plan to respond to these issues.

All changes made following the pre-submission consultation can be seen on the Schedule of Residents Responses and on the Schedule of Responses from Statutory Bodies. Some other minor

changes to wording, grammatical errors or areas where it was felt could be further clarified have also been made by the Steering Group.

6.0 Conclusions

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

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

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

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

APPENDICES: APPENDIX A – List of documents relevant to consultation

List of all relevant reports and documents prepared to support the Stannington Neighbourhood Development Plan. All these documents are available on the website: www.spnp.co.uk.

Governance Arrangements

Stannington Parish Neighbourhood Development Plan Steering Group, Terms of Reference

Consultation and Engagement

Stannington Neighbourhood Development Plan, Consultation Leaflet on initial launch (March 2014)

Stannington Neighbourhood Development Plan, SWOT analysis consultation

Planning Tree comments (April 2014)

Stannington NDP – Consultation responses from Local Businesses (contained in Local Economy Topic Paper)

Stannington NDP – Consultation on Vision and Objectives (consultation document)

Stannington NDP – Responses to consultation on Vision and Objectives

Stannington NDP - Background Topic Papers (all included on website)

Stannington Neighbourhood Development Plan, Pre-Submission Draft Plan (as consulted on in April 2017)

Stannington Neighbourhood Development Plan Pre-Submission Draft Plan: Responses to Comments, as agreed by Steering Group meetings (minutes on the website)

Neighbourhood Area Designations

Applications to designate a neighbourhood area for Stannington made to Northumberland County Council and the designation documents.

Habitats Regulations Appropriate Assessment and SEA Screening Opinion

Strategic Environmental Assessment Screening Opinion from Northumberland County Council (February 2017)

Habitats Regulations Appropriate Assessment from Northumberland County Council (October 2017)

Submission Plan and related Reports

Stannington Neighbourhood Development Plan, Submission Plan for Independent Examination, (October 2017)

Stannington Neighbourhood Plan, Basic Conditions Report, (October 2017)

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Stannington Neighbourhood Development Plan, Consultation Statement for Submission Plan,
(October 2017)

APPENDIX B:

Consultation bodies from Paragraph 1 of Schedule one of the Neighbourhood Planning (General) Regulations 2012 to be consulted in relation to Stannington Parish Neighbourhood Plan Pre-submission Draft (Regulation 14) Consultation (20th April - 2nd June 2017)

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	David English David.English@northumberland.gov.uk Mark Ketley (Head of Planning and Housing Services) Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Tel.: 01670623430 Email: mark.ketley@northumberland.gov.uk
Parish Council	Stannington Parish Council	Clerk to the Parish Council, Mr D Hall StanningtonPC@aol.com
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. mail@homesandcommunities.co.uk
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 Buildings and Monuments Commission for England	Historic England	Ms Barbara Hooper (Regional Planner) English Heritage, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF. Email: Barbara.hooper@historicengland.co.uk
Network Rail Infrastructure Limited		Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 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

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Consultation Body	Organisation	Contact
Relevant Primary Care Trust	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: stephanie.edusei@nhs.net
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX. Tel.: 0117 953 1111 Email: info@avonline.co.uk
	British Telecommunications Plc.	British Telecommunications Plc., Openreach Newsites PP 4AB, 21-23 Carlol 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.
	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.
	Arqiva	community.relations@arqiva.com
Any person to whom the electronic communications code applies		Mono Consultants, 48 St. Vincent Street, Glasgow, Lanarkshire, G2 5TS. Email: dpm@monoconsultants.com
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA.
	National Grid	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
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU.
Sewerage undertaker	Northumbrian Water Limited	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

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Consultation Body	Organisation	Contact
Water undertaker	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		Ross Anthony (Planning and Heritage Adviser) The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL. Tel.: 02078368591 Email: ross.anthony@theatretrust.org.uk
Adjoining Planning Authorities	Newcastle City Council	Head of Planning Tom Warburton Newcastle City Council Civic Centre Newcastle upon Tyne NE1 8QH Tom.warburton@newcastle.gov.uk
Adjoining Parishes	Ponteland Town Council	Email: k.mavin@ponteland-tc.gov.uk
	Dinnington	Dinningtonparishcouncil@hotmail.com
	Whalton	whaltonlocalcouncil@gmail.com
	Cramlington	cramlingtontc@gmail.com
	Mitford	mitfordpc@gmail.com
	Hepscott	sylviajohnson04@aol.com
	West Bedlington	westbedlingtontowncouncil@gmail.com
Bodies which represent the interests of different religious groups in the neighbourhood area	St Marys Church	Catherine Pickford (vicar) The Vicarage Stannington Northumberland NE61 6HL (01670) 785606 Email: catherine_pickford@yahoo.co.uk St Mary the Virgin : Church Road, Stannington, Northumberland, NE61 6HW
	Stannington Mothers' Union	Liz Ferguson Email: emferguson45@btinternet.com
Voluntary bodies some or all of	Stannington PTA	Stannington First School Church Road

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Consultation Body	Organisation	Contact
whose activities benefit all or any part of the neighbourhood area;		Stannington Morpeth NE61 6HJ Tel : 01670 78927
	Blagdon Cricket Club	Blagdon Estate Seaton Burn Northumberland NE13 6DU 07530066255 Email: blagdonjuniorscc@hotmail.co.uk
	Stannington Ridley Scouts	Contact Andrew Teasdale Northumberland County Office E: info@northumberlandscouts.org.uk
	Stannington History Group	Sandra Dickinson Email: sandraflower@hotmail.co.uk
	WW1 Group	Mark Legard Email: m.legard@sky.com
	Stannington Womens' Institute	Secretary Sue Wilson Email: suewilson57@btinternet.com
	Stannington Village Hall	Stannington Village Hall Chair; Tom Worswick Secretary; Doreen Worswick Email: t_worswick@sky.com
	Stannington Church and Village News	Issy Legard Email; marysparishmag@gmail.com
	Stannington Bowling Club	c/o Stannington Village Hall Main Street, Stannington, Morpeth NE61 6EL
	Stannington Coffee Club	Liz Ferguson Email: emferguson45@btinternet.com
	Stannington Art Group	Peter Cryer Email; petecryer@btinternet.com
	Stannington Tree Tots	c/o Stannington First School Church Road Stannington Morpeth NE61 6HJ Tel : 01670 78927

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Consultation Body	Organisation	Contact
	Open Hands	Liz Ferguson Email: emferguson45@btinternet.com
	Badminton Group	c/o Stannington Village Hall Main Street, Stannington, Morpeth NE61 6EL
	St Marys Park Residents Group	Nick Wilson Email: thenickwilson@gmail.com
	Netherton Park Residents Group	Mr KH Khan North Bungalow Netherton Park Stannington Northumberland NE61 6EG
	Stannington Station Residents Association	Karen Carins Email: Stannington.station@googlemail.com

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APPENDIX C: PRE-SUBMISSION CONSULTATION RESPONSES AND CHANGES TO PLAN

<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
1	NCC	Page 8	<p>We suggest changes to the text, in the two paragraphs underneath the Green Belt heading, to reflect the correct position and terminology of the Green Belt area.</p> <p>The general extent of the Green Belt <u>extension boundary</u> around Morpeth is set out under Northumberland County Council's Structure Plan <u>Saved</u> Policy S5. The northern part of the Plan area is in the general extent of the proposed this Green Belt extension <u>around Morpeth</u>. The southern portion is in the <u>longstanding</u> Tyne and Wear Green Belt.”</p> <p>The emerging Northumberland Local Plan Core Strategy will define the detailed boundaries for the proposed Green Belt extension around Morpeth. Work on the policy approach for settlements within the general extent of the Green Belt is ongoing. This includes <u>has considered</u> whether particular settlements should be inset within, the Green Belt or ‘washed over’ by the Green Belt designation. Currently <u>In the version of the Core Strategy submitted to the Secretary of State, Stannington Village is 'inset' , based on the existing Castle Morpeth Local Plan settlement boundary. and t</u> There are proposals to likewise 'inset'</p>	Accept suggested changes, with the exception of those changes suggested in relation to the emerging Core Strategy which has since been withdrawn.	The general extent of the Green Belt <u>extension boundary</u> around Morpeth is set out under Northumberland County Council's Structure Plan <u>Saved</u> Policy S5. The northern part of the Plan area is in the general extent of the proposed this Green Belt extension <u>around Morpeth</u> . The southern portion is in the <u>longstanding</u> Tyne and Wear Green Belt.”

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
			Stannington Station , <u>which, at present, has no settlement boundary defined in the Castle Morpeth Local Plan.</u> These proposals are not yet confirmed		
2	NCC	Page 9	Though the plan correctly states that the plan area is easily accessible from the A1, there is no mention of the Dovecote Lane northbound access of the A1 which has been a concern for a number of years and which NCC highlighted in our reply to the Highways England Route Strategy consultation.	Noted	No change – this matter is beyond the control of the NP.
3	NCC	Page 9	We suggest changes to the text, in the paragraph underneath the Heritage/Environment heading, to reflect the correct position and terminology attached to the proposed Conservation Area	Accept suggested changes	There are a number of listed buildings and places of historic interest within the Plan area. Stannington Village has the highest concentration of listed buildings and has a proposed Conservation Area <u>was proposed in the Castle Morpeth Local Plan in a policy that continues to be 'saved'</u> . There are two parklands (parts of Blagdon Hall Estate, and St. Mary's Park) listed on the Register of Parks and Gardens of Special Historic Interest.

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
4	NCC	Page 9	We suggest expanding the first sentence (on landscape) to refer specifically to ‘Coalfield Farmland’ and ‘Lowland Rolling Farmland’ which are the two LCTs (from the Northumberland LCA) that fall within the NP area. We suggest the second sentence should be rephrased in that protected species can pervade areas across the County that are not necessarily the subject of designations. It is likely, for example, that protected species will visit and/or inhabit the significant area of ancient woodland that lies along the River Blyth Valley, which encroaches into the NP area	Accept suggested changes	Changes accepted – reference added
5	NCC	Page 11, Part 3, Objective 1, Policy 1	We suggest changing the text in the objective to make it more clear what the NP policy will seek to do to fulfill the objective and what a Community Action Proposal will do to fulfill the objective to avoid any confusion between the separate powers mentioned.	The proposed changes would result in a change in the emphasis of the policy and the objective, to <u>enhancing</u> existing community facilities which is not currently what either policy specifically seeks to do.	Some changes have been made to clarify the difference between registered Assets of Community Value, and community facilities. Clarity on what is to be done via Community Actions also added.

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
6	NCC	Policy 2	<p>It's worth noting that Objective 1 supporting text refers to policies supporting the creation of new community facilities, '<i>...and in particular a new shop, cafe and pharmacy in Stannington Village (Policy 2)</i>' but the policy itself states. '<i>The provision of a new, shop, cafe, pharmacy and green space/play areas for children will be strongly supported in any of the defined settlements.</i>'</p> <p>Would policy 2 be supporting the provision of a new shop in any of the defined settlements or Stannington Village?</p> <p>We have suggested changes to the the objective and supporting text to reflect the two separate powers of a Neighbourhood Plan and the Assets of Community Value process. This could avoid any confusion between the two powers and would lead to a planning policy that seeks to enhance and protect community facilities that have been identified through evidence collected in the preparation of the Neighbourhood Plan and a further Community Action proposal to list certain community facilities as ACVs. This would result in two separate forms of protection using two separate powers.</p> <p>The County Council would welcome further discussions with the Parish Council and working group to discuss listing Assets of Community Value and protecting and enhancing community facilities in a Neighbourhood</p>	<p>Policy 2 does intend to support the provision of a new shop in any of the defined settlements where it complies with the Development Plan, including Green Belt policy. This is referred to in the supporting text.</p> <p>Some changes have been made to clarify ACV and the Community Actions related to it. Parish Council welcomes further discussion also.</p>	<p>No changes to the objective, but changes made to the text to avoid confusion between ACVs under Right to Bid, and Community Facilities as defined in the policy. Further reference to Green Belt have been added to the body of the policy as advised.</p>

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
			<p>Planning Policy. This will bring clarity across the two separate powers and ensure it is viable to do so for all parties involved.</p> <p>The supporting text suggests that the School may be a candidate for registration as an ACV. This would appear to present some contradiction with the intentions of Policy 3 which supports the relocation of the school. The County Council objects to the intention of seeking to protect the school as an ACV which may adversely impact the proper management and planning of future school provision in the Parish.</p>	<p>The ACV process is outwith the Neighbourhood Planning process. The Parish Council will consult on the registration of ACVs, and there is no commitment in the NP to registering the school, or any of the other ACVs, merely an intention to conduct a consultation exercise.</p>	<p>Reference to specific ACVs have been removed. The registration of ACVs will be a separate process, and any assumptions about which ACVs may be registered have been removed from the text.</p>
7	NCC	Page 12	<p>We are particularly encouraged by policies 7 and 8 which both look to protect pedestrians and cyclists by improving safety and infrastructure where possible with clear synergies with NCC policies.</p> <p>We suggest that the objective details, specifically, what is meant by <i>'reducing the detrimental effect that traffic has on residents in businesses in the area.'</i> Performance based on the present wording would be challenging to evaluate</p> <p>We also suggest that reference to <i>'non-traffic networks and public transport provision'</i> is clarified in more</p>	<p>Support noted.</p> <p>Text of objective reads 'and' instead of 'in'. Grammatical error.</p>	<p>Some changes made to clarify.</p>

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			<p>detail. In its current form it raises the following questions.</p> <ul style="list-style-type: none"> - Does the reference, for example, support pedestrians, cyclists and public transport users respectively? - Is the reference to the 'local network' referring to the local highway network? 		Change objective 4 to add 'highway' in between 'local' and 'networks'
8	NCC	Page 13	We suggested changes to the text to reflect the fact that the designation of the proposed Conservation Area would be informed by the Appraisal:	Agreed	A community action is proposed to work with Northumberland County Council to designate a Conservation Area in Stannington Village and to produce <u>which would be informed by a Conservation Area Character Appraisal.</u>
9	NCC	Planning Policies Green Belt	This text box could benefit from being re-written to better reflect the relationship between the policies in the plan, that support development in the Green Belt and guidance in the NPPF on development in the Green Belt. While the council accepts that some development is acceptable in the Green Belt under certain circumstances e.g. Infill development in villages (the Neighbourhood Plan has identified settlements which may be classed as 'villages' for the purposes of national Green Belt policy and so limited infilling may occur) and there may be other circumstances where inappropriate development may be justified by specific 'very special circumstances', we suggest the following as a possible rewording of the Box text to better reflect	Agreed – suggestions related to	Text in Policies box has been changed partly as advised. Withdrawal of Core Strategy means some of the suggested changes have not be incorporated.

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			the implications of development in the Green Belt, (also to reflect the current status of the Green Belt designation): Suggested wording sent.		
10	NCC	p.25	<p>We suggest changes to the structure of this policy to make it clearer. The registering of community facilities as Assets of Community Value (ACV) would be undertaken as a Community Action Proposal. Keeping reference to the two powers separate may make things clearer. The planning policy will have to be clear so as to not be confused with the ACV process.</p> <p>The following, suggested, policy approach would assume that evidence collected during plan preparation has identified facilities which the community see as important and should be protected and/or enhanced. Sufficient supporting evidence would need to be provided, preferably in a supporting background paper.</p> <p>We also suggest this policy would benefit from careful thought as there will be implications for the community facilities that the plan would like to see protected through planning policy and implications for community facilities that the Parish Council may seek to be listed as an ACV.</p> <p>There are examples of neighbourhood plans that have opted for 3 different kinds of policies that all do slightly different things to satisfy the provision, protection and</p>	<p>The Policy refers to those Community Assets that are registered. Where none are registered, then the policy would not apply. There is a separate community action to specifically register assets.</p> <p>It was agreed at Steering Group meetings, and through the consultation process, that the process of registering ACVs would be done separately. The policy (Policy 1) merely provides the vehicle to give an additional level of protection to ACVs</p>	<p>Some changes made to clarify the difference between ACVs and community facilities.</p> <p>Community Action has been re-located to Part 6 of the Plan.</p> <p>Background papers on the settlements includes reference to all the valued community facilities in each settlement.</p>

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			<p>enhancement of community facilities through a planning policy:</p> <p>Supporting the improvement of existing community facilities in the plan area, (subject to Green Belt limitations in the Stannington plan area.) Safeguarding the community benefits associated with specific, existing, community facilities e.g. The Pub/Village Hall Welcoming specific, new, community facilities such as a shop, post office and pharmacy, for example (subject to Green Belt limitations in the Stannington plan area.)</p> <p>With a little further evidence gathering and structuring of each policy we think a robust set of policies could be achieved in this section that are more specific to different community facilities and more specific to the powers in a Neighbourhood Plan.</p> <p>The supporting text suggests that the School may be a candidate for registration as an ACV. This would appear to present some contradiction with the intentions of Policy 3 which supports the relocation of the school. The County Council objects to the intention of seeking to protect the school as an ACV which may adversely impact the proper management and planning of future school provision in the Parish.</p>	<p>if/when they are registered.</p> <p>There is significant evidence in the consultation responses as to what facilities and services are valued by the community, and this is reflected in the Plan</p> <p>Noted. However, the plan specifically seeks to 'leave' the registering of ACVs to another time. There is a separate policy which seeks to support the provision of</p>	<p>Reference to registration of specific assets, including the school, have been removed.</p>

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				<p>new community facilities.</p> <p>There is a policy to support the extension or re-location of the school, should it be needed.</p> <p>The Plan does not commit to registering the school as an ACV. It is not clear how this would, in any event, impact on the management of the school, or the planning of future school provision.</p>	
11	NCC	p.14 policy explanation	Part 4 of the Neighbourhood Plan deals with Planning Policies. The first paragraph highlights a community action proposal to list assets of community value. For clarity and to make the plan easier to read it would be better to discuss community action proposals in their own separate section. The policies section of the plan would be better just dealing with policies and their justifications. However where it is sensible to make reference to a community action proposal for clarity or	It is not agreed that having community actions embedded in the plan would result in it failing the Basic Conditions. However, it is good practice to separate them out. The Community Actions are	Remove Community Action boxes from main text wherever they appear.

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			<p>further information then it would seem right to do so but the majority of supporting text on non-planning matters would be better included in part 6 of the plan.</p> <p>This is a matter where the Plan may fail to meet the basic conditions in that Planning Practice Guidance recommends that community actions are set out in a separate annex to the plan. The County Council would therefore object to the current presentation of community actions and would recommend modification to the Plan as suggested.</p>	<p>already referred to separately in Part 6.</p>	
12	NCC	Page 14, Policy 2 New and Extended Community Facilities	<p>See comments on Policy 1.</p> <p>Further comments on Policy 2.</p> <p>We suggest changes to the text to clarify whether the provision of a new shop, cafe, pharmacy and green space/play area for children will be strongly supported in <i>'any of the defined settlements'</i> or in <i>'Stannington Village'</i> as it is referred to in the Objective 1, supporting text, on page 11.</p> <p>It is noted that some of the defined settlements referred to are washed over by Green Belt. Therefore, new and/or extended community facilities that go beyond the scale and or uses acceptable in the Green Belt will be judged against the need to demonstrate <i>'very special circumstances'</i>. This policy could be made</p>	<p>Further clarification is proposed to the supporting text.</p>	<p>Following meeting, agreed changes have been made to better reflect green belt policy within the Plan.</p>

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			<p>more compliant with the NPPF by adding to the end the following:</p> <p><i>Any such proposals which could adversely affect the Green Belt, and the purpose for its designation, by virtue of scale, impact, location or use, will need to be justified either as being not inappropriate development or through demonstration of very special circumstances that could justify support for the proposals.</i></p> <p>As currently worded, we would have concerns that the policy fails to meet the basic conditions in that it does not have regard to national policy on the Green Belt set out in the NPPF.</p>		
13	NCC	p.14 Policy explanation	This could be improved by making it clear how this policy explanation aligns with the supporting text in Objective 1 to make clear whether it is all the defined settlements that would support new community facilities or just Stannington Village.	Agreed	Changes made to clarify.
14	NCC	p. 14 Policy explanation	We suggest changes to the text, in the second paragraph, to reflect the correct position and terminology of the Green Belt in this area. [Changes suggested in relation to emerging Core Strategy]	No change due to Core Strategy being withdrawn	

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15	NCC	Page 15, Policy 3:	<p>We suggest changes to the text, in the second paragraph, to reflect the correct position and terminology of the Green Belt in this area.</p> <p>This policy could be made more compliant with the NPPF by adding to the end the following:</p> <p><i><u>Any such proposals which could adversely affect the Green Belt, and the purpose for its designation, by virtue of scale, impact, location or use, will need to be justified either as being not inappropriate development or through demonstration of very special circumstances that could justify support for the proposals.</u></i></p> <p>Policy 3 states that any relocation of Stannington First School must 'include the provision of sufficient safe parking areas, safe access for vehicles, and good cycle and pedestrian access to Stannington Village.' Our concern lies with the expectation of 'safe parking areas', the NCC Sustainable Modes of Travel Strategy states 'On-site parking at schools should only be provided to an operational level, with possible overflow parking on hard play areas for community uses. Pupil parking and drop off/ pick up areas should not be provided as this encourages car usage.' This could be seen as conflicting with the policy proposed in the Plan.</p>	<p>Accept adding in Green Belt paragraph.</p> <p>In a rural village it is not realistic that no people should travel by car.</p>	<p>Change as suggested</p> <p>No change – the local community felt strongly that it was important to provide safe parking areas. Although it is accepted that car use should not be encouraged, the reality in a village like Stannington, where many children come to the school from surrounding villages, is that parents will drive their children to</p>

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					school, which does present a safety concern at the school.
16	NCC	p.15 Policy Explanation	We suggest removing the Community Actions 1 and 2 in the policy explanation text to help make it clear that it is only policies and policy justifications in this section. All Community Actions should be placed in a separate annex to the Plan.	Agreed	Community Actions removed from policy section.
17	NCC	p.16, Policy 4:	We suggest changing the title of this policy to ' <i>Local Green Space</i> ' for the purpose of clarity in the plan. <i>Stannington Village Playing Fields</i> could be listed in bold text as the designated Green Space, in the policy.	The Parish Council feel the policy is clearer if it refers to the specific location, however, the change has been made	Policy title changed to "Local Green Space"
18	NCC	p.16 Policy Explanation	We suggest the 1st paragraph be amended as follows for clarity: <i>The Castle Morpeth Local Plan (2003) which will <u>in part</u> be superseded by the Core Strategy currently designates this area as Protected Open Space under Policy SNC3.</i>	Core Strategy has been withdrawn since comment made.	No change
19	NCC	p.17 Green Belt	We suggest changes to the text, in these paragraphs, to reflect the correct position and terminology of the Green Belt in this area.	No specific changes as Core Strategy has been withdrawn	No change

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			<p><u>Green Belt</u></p> <p>Currently the whole Plan area, with the exception of an inset for Stannington Village and Stannington Station, is, as proposed in the submitted Northumberland Core Strategy, located within the proposed intended to be washed over by extension of the Green Belt. The emerging Core Strategy is proposing to 'inset' Stannington Station in the Green Belt. There is a strong feeling in the local community that Stannington Station should retain its 'rural feel' and the sense of openness within the Green Belt.</p> <p>The version of the Northumberland Core Strategy submitted to the SoS proposes an inset boundary for the village. If Stannington Station is inset into the Green Belt through the emerging Core Strategy, then it may be necessary to review the NP, and consider an additional policy for development in Stannington Station, including potentially defining a settlement boundary, and ensuring that there is a policy to maintain the open/rural feel of Stannington Station, particularly along the road.</p>		

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			As Stannington Station is currently in the Open Countryside and the proposed extension of the Green Belt, the NP cannot impose land allocations, settlement boundaries or other land use policies which may not be compatible with the Green Belt designation.		
NCC		p.18	Biodiversity. We suggest removing the Community Actions 3 and 4 in the policy explanation text to help make it clear that it is only policies and policy justifications in this section. All Community Actions should be placed in a separate annex to the Plan	Agreed	All Community Actions have been removed from the main body of the Plan.
NCC		p.18	Policy 5: New and Expanding Rural Businesses. It is noted that some of the key business areas are washed over by Green Belt. Therefore expansion plans that go beyond the scale and or uses acceptable in the Green Belt will be judged against the need to demonstrate 'very special circumstances'. SPNP Policy 5 could be made more compliant with the NPPF by adding to the end the following: <u>Any such proposals which could adversely affect the Green Belt, and the purpose for its designation, by virtue of scale, impact, location or use will need to be justified either as being not inappropriate development or through</u>	Agreed	Paragraph incorporated into policy.

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			<u>demonstration of very special circumstances that could justify support for the proposals.</u>		
	NCC	p.19	We suggest changes to the text, in the second sentence to reflect the correct position and terminology of the green belt in this area.	Core Strategy now withdrawn	No change
			Most of the Plan area is within the proposed extension of the green belt. The whole Plan area, with the exception of an insets for Stannington Village and Stannington Station is as proposed in the submitted Northumberland Core Strategy located within the proposed intended to be washed over by extension of the Green Belt and This designation...		
21	NCC	p.19 Policy 6	We suggest to refer to ‘the provider’ or ‘the responsible body’ or some such phrase instead of a particular company like BT, as names and responsibilities may change.	Agreed	Delete ‘BT’ and replace with ‘the provider or responsible body’
22	NCC	p.20	We suggest removing the Community Action 5 in the policy explanation text to help make it clear that it is only policies and policy justifications in this section. All Community Actions should be placed in a separate annex to the Plan.	Agreed	Remove reference to Community Action 5.

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23	NCC	Page 20, Policy 7: Safety improvements to the road network	<p>The title of the policy at the moment doesn't reflect the requirements of the policy as it solely focuses on safety and the road network. The policy considers accessibility to support sustainable modes and infrastructure improvements for example. We suggest splitting policy 7 into 3 separate policies, to reflect the themes mentioned in the policy text.</p> <p>Policy 7. Safety Improvements on the road network Policy X. e.g. Safe cycling and walking routes Policy X. e.g. Highway Safety Infrastructure and Planning Conditions. (What are the issues that the evidence collected to support the plan identifies as infrastructure deficits that could be addressed through financial planning obligations or planning conditions?)</p> <p>Safe and Safety is mentioned 5 times in the policy. We suggest perhaps broadening the scope of this policy to consider other highway improvements beyond safety. The policy or policies if split into 3 could also consider things like connections and management of spaces in their remit.</p>	Agreed	The Policy has been separated into 3 separate policies as suggested, with a number of changes made to the supporting text.
24	NCC	p.21	We suggest the policy explanation should be kept separate from the non-planning topics so a decision maker would not be influenced or confused by the information. All Community Actions should be placed in a separate annex to the Plan.	Agreed	Community Action reference removed to Part 6

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25	NCC	p.22	We suggest removing the Community Actions 6 to 9 in the policy explanation text to help make it clear that it is only policies and policy justifications in this section. All Community Actions should be placed in a separate annex to the Plan.	Agreed	Community Action reference removed to Part 6
26	NCC	p.22 Policy 8	We are very pleased to see SuDS included as part of this policy. Besides the above, we note that there are no other references to flooding or drainage throughout the document. The Neighbourhood Plan area includes the river Blyth and many other smaller (ordinary) watercourses. New development should be sited away from areas of flood risk, buildings not constructed over watercourses and SuDS used as a priority for disposing surface water. The Plan could make reference to this matter.	Agreed it could. However, a NP does not need to cover matters that are already covered elsewhere, or which have not been raised by the local community. The sequential test for development is adequately addressed in the NPPF.	No change.
27	NCC	p.24	We suggest removing the Community Actions 10 and 11 in the policy explanation text to help make it clear that it is only policies and policy justifications in this section. All Community Actions should be placed in a separate annex to the Plan.	Agreed	Community Actions 10 and 11 removed.

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28	NCC	p.26 Part 6:	We suggest adding a little extra information and explanation to the Community Actions section of the Plan. Some adopted NPs have opted for their Community Actions to be detailed in a specific section in the plan in a matrix that shows the deliverability of the action. [Example given]	Noted	No change
29		Page 26, Part 6: Community Action 6	Community action 6 includes liaising with NCC Highways authority to address safety concerns around the school. This is a First Response school with various activities delivered by NCC over recent years.	Noted	No change
30		Page 26, Part 6: Community Action 8	Community Action 8 is to be supported which offers to work with NCC Public Rights of Way officers to improve footpaths and bridleways in the area. However no mention is made to work with Highways England with regard to issues of walkers/cyclists crossing the A1 at Stannington which NCC again highlighted in the HE Route Strategy consultation . Though there is much mention of working with other areas to improve infrastructure there perhaps needs to be more emphasis or details of support on improving walking and cycling links between neighbouring towns and villages including Cramlington, Bedlington and even Ponteland and Newcastle.	Noted	No change
31	NCC	Page 26 Part 6:	It is welcomed that the Parish Council wishes to work closely with NCC and neighbouring parishes (Community Action 9) to push for infrastructure improvements which would reduce the impact of	Noted	No change

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		Community Action 9	traffic in the plan area especially Station Road. This includes the notion of a four-way junction at Clifton or Whalton Road onto the A1.		
32	NCC	General comment	We suggest that paragraphs are numbered to make it easier for representations to be defined precisely on the Submission version of the Plan. This would assist the Examiner in preparing a suitably referenced report.	Agreed	Paragraphs added
33	Historic England	General Comments	We welcome Community Action 11 to seek designation of a conservation area at Stannington after appropriate appraisal of the area's special interest. We have no other comment to make on the detail of the plan.	Noted	No change
34	Northumbria Water	General Comments	We are pleased to note that the Stannington Neighbourhood Development 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. We have reviewed the Pre-Submission Consultation Draft and we set out below comments which we feel are of relevance or have an impact on us as the statutory water and sewerage undertaker. We welcome that sustainable development is at the heart of community aspirations in Stannington which reflects the principles contained within the NPPF. We further support the vision identified for the NP and the	Noted with thanks	No change

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			<p>objectives included to support the delivery of the vision.</p> <p>In particular, we welcome that part c of Policy 8 promotes the incorporation of sustainable design measures in new developments with specific reference to SUDS. Such systems can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local area. We welcome that the Neighbourhood Plan encourages the use of SUDS on new developments and consider that this will promote sustainable water management in the neighbourhood plan area. To conclude, we congratulate the Steering Group on the production of policies that promote sustainable development in the SPNP area. We hope that our comments are useful and we look forward to the progression of the Neighbourhood Plan towards submission and adoption.</p>		
35	National Grid	General Comments	General comments made with regard to presence of infrastructure. Information given about contacts at National Grid. No specific changes recommended.	Noted	No change

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36	Natural England	General Comments	<p>The plan states that ‘there are no habitats or species designations within the Plan area’ (p.9). It is correct that the plan area does not include international, national or local sites that have been designated for their biodiversity. However, the plan area does include several priority habitats, as listed on Section 41 of the NERC Act 2006. In addition, Ancient Woodland is present along the River Blyth and the Pegwhistle Burn.</p> <p>Plan objectives: Natural England welcomes the inclusion of objective 2 on the natural environment: The part of the objective that refers to wildlife is unclear: does it refer to ‘wildlife’ solely or ‘wildlife spaces’? For clarity, we advise to adapt this objective to either ‘biodiversity’ or ‘wildlife and their habitats’. In addition, we advise to not just refer to maintenance of the natural environment, but also to enhancement, in line with NPF paras 9 and 109.</p> <p>Green Infrastructure: The plan area is within an area that NE considers could benefit from enhanced green infrastructure provision. Multi-functional green infrastructure can perform a range of functions including improved flood risk management, provision of accessible green space, climate change adaptation and biodiversity enhancement. NE would encourage the incorporation of GI into the NP. The NCC Green Infrastructure Strategy may contain useful information</p>	<p>Noted – however, the Plan is based on issues which were raised through community consultation. Green Infrastructure was not an issue that was raised, and therefore has not been incorporated into the Plan. Its omission does not mean that strategic GI networks cannot be progressed by NCC through emerging strategies, and the Parish Council would support such measures. However, it is not for the Neighbourhood Plan to address all issues, only those that are of concern to the local community</p>	No change

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			<p>on the location of GI. More information and case studies can be accessed on NE's GI pages. The NP contains various components that could be linked to GI:</p> <p>Policy 7: GI can provide safe and attractive cycling and walking routes;</p> <p>Policy 8: SuDS can be incorporated into GI and can not only manage flood risk, but also contribute to biodiversity and amenity. In addition, GI can also provide access for pedestrians and cyclists, as well as suitable landscaping and open space. Reference might usefully be made in the paragraph on Heritage Assets to the fact that there may also be potential in the area for unrecorded or currently undiscovered heritage assets of archaeological interest</p>		
37	MMO	General Comments	General Comments regarding the role of MMO. No sea borders in Stannington	Noted	No change
38	Mr Brad Holbrook (via Ward Hadaway)	p.4	It is suggested that the last sentence in this section be revised. There are a number of considerations relevant to the determination of planning applications. These include Development Plan policies and other material considerations. To reflect this, a change of wording is suggested:	Agreed	Changes made as suggested

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			<p><i>Policies in the Plan will be used by Development Management Officers at the County Council to assist in deciding how to determine planning applications.</i></p> <p>The principle of having a Plan for Stannington Neighbourhood Area is supported. As noted above this response is submitted on behalf of a landowner and resident of the NP area.</p>	Noted with thanks	
39	Mr Brad Holbrook (via Ward Hadaway)	p.8	<p>Acknowledging that paragraph 1 describes Stannington Parish as a predominantly rural area, it is not appropriate in paragraph 2 to describe Stannington Station as a 'rural' settlement, the other settlements not being so described. It is suggested that the first sentence of paragraph 2 be amended to state;</p> <p><i>'Stannington Station is a growing settlement. Facilities within Stannington Station include Moorhouse Farm Shop, a garage/shop and an Indian Restaurant'</i></p>	It is considered that the current wording accurately reflects the character of Stannington Station.	No change
40	Mr Brad Holbrook (via Ward Hadaway)	p.8 – Green Belt	The Neighbourhood Plan should support the principle of Stannington Station being inset within the Green Belt. In this respect it is not necessary to prevent development in Stannington Station to protect its character.	Green Belt policy is a strategic matter for the County Council not within the remit of a Neighbourhood Plan	No change
41	Mr Brad Holbrook (via Ward Hadaway)	p. 9 – Transport	General support expressed. Stannington and Stannington Station are both sustainable locations which provide good access to key infrastructure	Noted	No change

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42	Mr Brad Holbrook (via Ward Hadaway)	p.11 - Vision	General support for the Vision expressed.	Noted with thanks	No change
43	Mr Brad Holbrook (via Ward Hadaway)	p.11 Objective 2	The reference to 'important' open spaces within the Objective is noted and supported. It follows other spaces need not be maintained as a matter of principle.	Noted. This does not necessarily follow, but support noted.	No change
44	Mr Brad Holbrook (via Ward Hadaway)	p.11 - 12 – Vision and Objectives	The Vision and Objectives are silent in relation to housing. Additional housing amongst other things would support the local economy. It is surprising therefore there is not a mention in the Vision and Objectives section of the Plan. The inclusion of a specific housing objective or updating of the existing objectives is suggested/requested.	Extensive consultation has taken place to develop the Stannington Parish Neighbourhood Plan. Housing objectives were consulted on at an early stage, and did not receive support from the local community. The Plan will go to referendum if it passes examination, and needs to be allied to community wishes. The Plan does not seek to prevent housing in the Parish, it merely remains silent on the matter, and	No change

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
				seeks to ensure that new development where it does take place, is sustainable, well designed, and appropriate for its location.	
45	Mr Brad Holbrook (via Ward Hadaway)	p.12 Green Belt and the application of policies 2 and 5	<p>It is suggested that the first sentence of the policy be revised to state:</p> <p><i>With the exception of Stannington Village, all the settlements identified in the Plan and on the policies map are within the general extent of the proposed Green Belt extension around Morpeth'</i></p> <p>A reason for the change is that as set out in the consultation (p.17 para1 under heading Green Belt'), currently the whole Plan area, with the exception of an inset for Stannington Village, is located within the proposed extension of the Green Belt. It remains for precise boundaries, including those around settlements, to be defined.</p>	Agreed	Wording changed as suggested – all green belt references will be reverting to 'pre Core Strategy' wording due to the Core Strategy being withdrawn in July 2017
46	Mr Brad Holbrook (via Ward Hadaway)	p.14 – policy explanation (final paragraph)	Support the listing of Stannington Station as a settlement. The listed settlements should be described as being within the general extent of the proposed Green Belt. As set out elsewhere, the NP should	<p>Support for Stannington Station as a settlement noted.</p> <p>Neighbourhood Plans cannot determine</p>	No change

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
			propose to inset Stannington Station from the green belt.	strategic matters, such as green belt boundaries. This is a matter for the County Council.	
47	Mr Brad Holbrook (via Ward Hadaway)	p.17 – Green Belt	Submission includes extensive information and further request to inset Stannington Station in the green belt, with maps of proposed insets from the Core Strategy, as well as information from the SHLAA. Notwithstanding the above, the NP should permit infilling in Stannington Station.	As stated above, the Neighbourhood Plan cannot determine strategic matters such as green belt boundaries. This is a matter for the County Council. Stannington Station is currently in the green belt. The Neighbourhood Plan cannot have policies which are not in conformity with national planning policy, in this case, with regard to the green belt. Each planning application is treated on its merits, and in accordance with green belt policy.	No change

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
48	Mr Brad Holbrook (via Ward Hadaway)	p.18 – policy 5	Support the principle. New housing development would help support local business. As acknowledged in the policy explanation, the Green Belt designation will entail restriction. This is a further reason for the NP to include inset boundaries including for Stannington Station	Neighbourhood Plans cannot determine strategic matters, such as green belt boundaries. This is a matter for the County Council.	No change
48	Mr Brad Holbrook (via Ward Hadaway)	p.19 – Policy 6	Support the principle. The impact on viability must however be addressed.	Noted	No change
49	Mr Brad Holbrook (via Ward Hadaway)	p.20 – Policy 7	Improvements to the road network would be welcomed. As a general comment developments need to be of a sufficient size for contributions to be enabled (subject to viability).	Noted.	No change
50	Mr Brad Holbrook (via Ward Hadaway)	p.22 – Policy 8	An opportunity to discuss Mr Holbrook's representations and the future of the SHLAA site 6843 would be welcomed.	These issues need to be addressed directly with the County Council through the next version of the Core Strategy. The Parish Council have notified Mr Holbrook of this.	No change
51	Mr Brad Holbrook	p.25 – Part 5	For reasons discussed in Mr Holbrook's other representations, the NP should be written to reflect policies in the emerging Local Plan. In particular the	Noted. See previous responses on this matter. The	No change

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<u>No.</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
	(via Ward Hadaway)		NP should include an inset boundary for Stannington Station which amongst other things would obviate a need for a review.	Neighbourhood Plan must be in general conformity with strategic policies in the Development Plan. The Core Strategy is not part of the Development Plan and has been withdrawn. Although it is good practice to be aligned to emerging strategic policy, the NP cannot in any event, alter green belt boundaries.	

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APPENDIX D: FULL RESPONSES TO VISION AND OBJECTIVES CONSULTATION – SEPTEMBER 2015

Our Vision		
<i>“To improve the economic and community sustainability of the Parish for the benefit of residents and businesses, through the provision of well-planned housing, community facilities and infrastructure to meet their current and future needs, whilst maintaining and enhancing the special qualities of the countryside and the unique characteristics of the individual settlements within the Parish of Stannington.”</i>		
Ref	Do you agree with this vision for Stannington	Do you have other ideas
1	None	None
2, 4, 8, 12, 15, 22	Yes	None
3	We agree with this vision	None
5,16-20, 36-39, 42-43	Yes/No	We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding. The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields for development.
6	Yes in principle	We would like the special characteristics of Stannington Station Road to reflect the open dispersed nature of the current development. We appreciate the open agricultural fields that make up some our settlement.

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		We are also worried about the volume of traffic on the road and the impact of congestion at the level crossing on our children’s health. We have been told by an air pollution specialist at Northumberland County Council that some of the pollution will be dispersed via the open fields. If they become more built up we’re worried that any increases in traffic over the years will impact on us more and our children’s health.
7	Generally, yes.	<p>Vision</p> <p>Stannington is a small parish with a very rural character. I would hope that the special qualities which contribute to that character will be, as far as possible, protected and that unseemly quantities of inappropriate housing will not be permitted.</p> <p>SPNP Vision Statement:</p> <p>‘..... well planned house, maintaining and enhancing the special qualities individual settlements’</p> <p>I will look to the delivery body for the SPNP to deliver.</p>
9	Yes – also for Stannington Station	Station Road is unique in that it is a linear development that is bisected by the main East Coast line – rural- and in the heart of the countryside. Every effort should be made to retain Station Road’s character and ensuring that there is the infrastructure in place to maintain this. Significant new housing developments will be contrary to the above vision and the character of Station Road.
10	No	<p>Is this the vision for Stannington only?</p> <p>Or does Station Road get included in this?</p> <p>If so – Station Road needs new pavements and lighting to provide us with the infrastructure mentioned.</p> <p>Where will the finance come from and how far in the future will it happen?</p>
11	Disagree with the inset boundary on Station Road	The scope for development is too large and is not in keeping with its surroundings. This scope is not sustainable as there is limited facilities *Stannington Nurseries* is no longer there as is suggested on several items of paperwork online and presented for viewing at the village hall on 21-9-15. A lot of the proposed scope will impact also on wildlife as wildlife corridors will be built upon if allowed also there are covenants on certain land and these covenants which are for agricultural use only.
13	No	Everything we need as to facilities are within 3 miles so the unique characteristics of the individual settlements within that Parish should stay as they are because that’s why we chose to live here.

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		Further development is planned already at St Marys as well as Loansdean, Stobhill and Netherton, how much more can the area take before we turn into one massive housing estate.
14	Yes	See following notes
21	Yes and No	I do not think that Station Rd is appropriate for further housing development 1) the traffic levels are already too high 2) Risk of sewer overload 3) Problems with flooding from rain water 'run off'
23	Agree in principle but have reservations about the provision of further housing	None
24	Partly	As much as I know in today 'life' council etc have to have vision and method statements (paper chasing) etc I do believe like most people we purchased our house on Station Road Stannington for the unique characteristics the Road ie no housing estates, individual well built houses not many neighbours. Further development cover the beautiful landscape we have at present will take away the appeal of living in such a beautiful area of Northumberland. There is no benefit to the present residents of Station Road for further development as for facilities etc. we have a farm shop, cafe, and in today's world two .??. garages the services are sufficient more development would mean more shops etc again taking away the appeal of living on Station Road. I would also like to ask the vision statement is it from the people on Station Road or outsiders?
25	Not entirely	'Vision for <u>Stannington</u> ': Housing where appropriate needs to be well planned an community facilities may be appropriate in the village – but 'infill' development of housing on Stannington Station Road will not improve anything for residents here and would detrimental to the qualities of the area. Also, steadily increasing traffic present a conflict with safe residential use.
26	None	We may end up bursting at the seams, but perhaps it will bring benefits ie walkways and better street lighting.
27	Yes/No	We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding.

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		<p>The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields for development.</p> <p>I do not agree that Stannington Station has the right infrastructure of new housing development. The road cannot be widened, a footpath is lacking in parts and future road connections brought about by housing development will create traffic problems and increase danger into an already sub-standard road that is not well maintained.</p>
28	Yes/No	<p>We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding.</p> <p>The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields for development.</p> <p>We have serious issue with congestion at the level crossing. Also British Rail are often closing the road for maintenance, noise during maintenance is a real issue to residents.</p>
29	With reservations	<p>The unique characteristics of the individual settlements seems to meet current needs in many areas and these should be preserved in any future planning.</p>
30	Yes, covers both expansion where required and safeguards if necessary	
31	No	<p>The wide boundary proposed for Station Road will transform it from a rural road into a housing estate with no facilities to support them. The only people to benefit will be the landowners that will profit from the development.</p> <p>The rural character of the road will be destroyed. The tax payer will have to foot the bill to make the road safe for all new residents – pavements, street lighting crossings, traffic speed calming measures etc.</p> <p>Lots of housing on Station Road will not make it sustainable it will not attract new business.</p> <p>It will just destroy the rural character of Station Road with unnecessary housing.</p> <p>The parish of Stannington is diverse. The village would benefit from this vision with its wide boundary allows for massive housing development. Facilities on the road are very limited. Mass housing will destroy the special qualities of the road and its rural</p>

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		<p>characteristics. The one business the Farm Shop employs local people there are a few small businesses run from residential premises that do not employ others and do not add to sustainability. Housing needs have been met and the reason for development is purely individual monetary gain. It will destroy the unique characteristics of the road.</p>
32	<p>Yes, agree with the vision in general terms for the parish but not the visit regarding Station Road.</p>	<p>The Parish is very diverse in structure, particularly with reference to Station Road whose infrastructure does not support further housing development. People choose to live at Station Rd because of its quiet rural open countryside setting. Development will definitely change the unique characteristics of the area in terms of open countryside and agriculture, and considering the proposed boundary is extremely large in area, could become a large housing estate without the sustainable facilities required to support it.</p> <p>There are issues with traffic congestion and speed, road safety, sewer capacity, lighting, pavements, broadband speeds, poor transport, lack of amenities at hand etc.</p>
33	No	<p>We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding. The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields for development.</p>
34	No	<p>We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding. The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields and green spaces Beechlea Stannington for development.</p>
35	Yes/No	<p>Station Road, Stannington</p> <p>We do not agree that Station Road has the right infrastructure for new housing development on the scale of plans for development. We have “Traffic Issues” poor services telephone, broadband, power cuts, poor footpaths.</p> <p>If development is allowed on the scale of plans in place Station Road will lose its character and its unique qualities which can never be replaced.</p>
40	Yes	<p>We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with traffic, broadband, telephone connection and risk of sewer flooding.</p> <p>The special qualities and unique character will be damaged by new housing due to the removal of agricultural fields for development.</p> <p>*Note important works in vision: Countryside</p>

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		<p>Unique characteristics</p> <p>Infrastructure</p> <p>Well-planned community</p>
41	No	<p>Provision of Transport/Road links to St Marys Park very poor.</p> <p>Lack of street lighting on estate.</p> <p>Roads poorly maintained pot holes/lack of road markings/visibility turning into the estate</p>

CONCLUSION:

SUPPORT = 15 (35%), DON'T SUPPORT = 8 (18.5%), NOT SURE/UNCLEAR = 20 (46.5%)

Ref	Do you agree with this objective?
1,2,4,8,12,15,22,35	Yes
3	Yes we agree with the objective preferring small scale developments
5,16-20, 24,33-34,36, 38-40,42,43,27-28	No if we have fulfilled the housing requirement over the county council plan period we don't have to plan for more housing.
6	In part. We appreciate that there have been some objectively assessed needs for people in the parish. We worry that open market housing might not contribute to this need as we believe that elsewhere they have made on a contribution to NCC to build elsewhere. We do question the need for more open market housing if we have already fulfilled the housing requirement from the County Council Plan.
7	Stannington Station Road, where I live and about which I feel confident to comment, is particularly vulnerable to in-fill development which probably would not solve any particular problem not supply for specific need. This type of area is potentially open to abuse by non-resident landowners and others in positions of authority who might have vested interest in seeing developers have free reign. If there is to be development then it should be a response to a clearly identified need. This extract is from one of the NCC planning documents and looks to be a good set of guidelines from which to plan.

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	<p>A particular focus will be placed on improving people’s access to affordable housing in rural areas where there has been low numbers of affordable housing delivered, particularly where this will boost local communities and economies.</p> <p>Brownfield sites are obvious places for re-use before green fields are ploughed up. It distresses me when I see local business close and cleared to create brownfield sites. In my innocence and ignorance, while recognizing the private nature of some business activities, I cannot help but wonder why such actions are permitted.</p>
9	No – provision of housing <u>must</u> be objectively assessed for the future – Housing needs in this area have been met.
10,11,13,41	No
12	Yes
14	Yes – BUT : encouraging housing for the elderly and first time buyers is useless <u>unless</u> there is provision for at least one local shop selling basic food etc.
21	Affordable housing is a good idea if it focused on Stannington Village
23	<p>No. If Parish has fulfilled the housing requirement over NCC plan period where has need for smaller properties come from? There are 2 new developments underway in Morpeth, 1 just North of the parish boundary. These developments include the provision of 105 “affordable rent” or “discount market value” units between them less than 10 minutes from the heart of the Parish. Surely these cover the need for smaller properties without affective the character of the village and settlements within the parish boundaries.</p> <p>The attraction for people in and moving to the Parish is the idea of living within a small rural community rather than larger towns. Further small scale developments in Stannington Village and Stannington Station would have a detrimental effect on the overall scale of these settlements. Stannington Village currently has approx 170 homes. If only say 17 homes were added that increases the size by 10%. If those 17 homes were added to the development at St Mary’s it would only result in an increase of approx 5%.</p> <p>Young adults/older teenagers are more inclined to move away from the village as they would prefer to live in a town or city. Ultimately it is the mid to older generations who want to live in a more rural location with a slower pace of life.</p>

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25	No. I read this objective as favouring increasing housing development in an open rural area.
26	None
29	With reservations. If the housing requirement is fulfilled do we need more? Many people do not aspire to live in the Parish for its community assets but for its unique rural qualities which should not be sacrificed.
30	Yes, it's vital to have a plan in place to allow for expansion as required. Having the option to build doesn't mean it will actually happen, just means choice is there later.
31	No. There is no housing need – housing needs have been met.
32	No, the volume of housing needs in the area have been met.
37	No if we have fulfilled the housing requirement over the county council plan period we don't have to plan for more housing. There are 9.6 acres of development land for sale at Hescott Park, new houses there in addition to the Stobhill new estate will substantially increase the traffic on Station Road without building on Stannington Station itself.

CONCLUSION:

SUPPORT: 11 (25.5%) DON'T SUPPORT: 27 (63%) NOT SURE/UNCLEAR: 5 (11.5%)

OBJECTIVE 1 - Continued...

Ref	Have we got the right settlements?
1,2,12, 14, 22,	Yes
3	This omits Clifton, Netherton Park, Moor Lane, Blagdon if these are omitted then will they be subject to green belt in the future?
4,7,15,21,35	None
5	No. I don't believe Stannington Station Road is sustainable, we do not have a good bus services, the farm shop is expensive and is only used infrequently by residents. We only have small employment opportunities.

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6	I don't understand why Stannington Station is being classed as sustainable. We are a very dispersed settlement, the X44 does not offer a good service and the 57A is not within 1km for most of us using public footpaths. I don't know if the Indian Restaurant and petrol station can be classed as community assets. We would argue that Stannington Village has more employment opportunities than us – the pub employs 50 people and the school 17, but you have rates us as having small employment.
8	Not sure
9	No – Station Road is not a settlement – it is not sustainable Arriva recently withdrew early morning and evening services all of the services are at the end. Poor links between them. Limited employment opportunities.
10	It would seem by the recent spate of planning applications that Stannington Station could be getting way more than its fair share.
11	It is alright as it is
13	No
16	No. I don't believe Stannington Station Road is sustainable, we do not have a good bus services, the farm shop is expensive and is only used infrequently by residents. We only have small employment opportunities.
17 - 20, 27, 28, 33, 34, 36-40, 42, 43	No. I don't believe Stannington Station Road is sustainable, we do not have a good bus services, the farm shop is expensive and is only used infrequently by residents. We only have small employment opportunities.
23	No – Station Rd is a very busy road with speeding traffic particular at the level crossing. Poor pavements, poor street lighting and no crossings. It is unsuitable for children, old people, the infirm, pedestrians and cyclists.
24	On Station Road Yes, I as a resident are happy with the limited bus service less buses coming down the road, farm shop offers a good range and two rival garages very lucky we are.
25	Stannington Village, St Marys & Hepscoth Park are possibly right – Stannington Station not because its aligned along a busy through route.
26	The possibilities of more houses hence more transport on Station Road bringing problems!
29	Two of the proposed settlements could only accommodate very limited development.

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30	Yes, probably sensible ones with reasonable access already to roads, services etc and maintain open countryside.
31	No – Station Road is not a suitable location for more housing. Road too busy, speeding issues, level crossing, poor pavements, poor street lighting, no safe places for children to meet and play. Dangerous for cyclists and pedestrians.
32	No, if you apply the metrics used by many councils to determine sustainability, Station Rd is without doubt, not sustainable. Bus service inadequate, limited employment opportunities/businesses. Only an expensive farm shop with limited goods. No children’s play area. Safety issues with level cross and inadequate pavements.
41	Nowhere at St Marys for the elderly, pavements unsuitable for wheelchair access.

CONCLUSION to the question: Have we got the right settlements?

YES = 6 (14.5%) NO = 25 (60%) NOT SURE = 11 (26%)

Ref	Should we encourage more housing of the ‘right type’ in our Parish?
1,2,8,12,22	Yes
3	Yes in particular rentable, affordable, starter homes and more bungalows for aging population to rent or buy.
4	None
5,16-20, 27, 28, 33-34,36-40, 42-43	Potentially more affordable housing could be built in Stannington Village – where it is close to services and facilities. They should not be put in areas that contribute to the openness of the greenbelt, or where they would damage the special characteristics of an individual settlement such as Stannington Station Road.
6	Yes we would agree that encouraging housing to meet the objectively assessed needs of locals should be encouraged. We feel that Stannington Village would be a better place for this type of development as they have more facilities and community assets that people can access on foot. Living on Stannington Station Road really requires two cars per household which may not be affordable to all.
7	None

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9	Lack of public transport and community infrastructure on Station Road means that any housing for new households/elderly/affordable would be unsustainable.
10	No it is not necessary. As you have stated the County Council plan has been fulfilled.
11	Only if the facilities are there which could and would make the increase of population sustainable – which they do not.
13	No – provisions have been made at various sites within a 5 mile radius and as shown above we have already fulfilled the housing requirement a further 450 houses at Stobhill and 50 at Netherton are more than sufficient.
14	See above
15	With care and keeping any development small and in right position
21	The 'right type' of housing <u>must</u> ensure that development confirms to 'Passivhaus' standards.
23	None
24	I think further development in the parish is going to make the area overdeveloped, I do believe people in area will disagree but the school would have to be extended straight away hence more development.
25	It depends on meaning of 'right type' very small scale individual building wouldn't alter the area character, but would be unaffordable to newly forming households.
26	Why
29	Young families or elderly residents ie those requiring 'affordable' housing would also be those requiring the facilities outlined in Obj 2 (com. Facilities) ie in a village. There is a wide range of housing type (size and price range) already in the parish.
30	Market will dictate type of house?
31	Not on Station Road! Why build houses on a busy road with traffic problems?

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	No – Certainly not on Station Road as it is so unsuitable.
32	Perhaps affordable houses in areas like Stannington Village but no on open countryside where more housing impacts the characteristics of the are for which reason people choose to live there. More housing will also increase the existing risk to safety and congestion around the level-crossing.
35	Those you have listed above.
41	No – the infrastructure is at the limit. Provison for bungalows rather than 1 / 2 bedroom flats.

CONCLUSIONS: SUPPORT 6 (14%) DON'T SUPPORT 6 (14%) PARTIALLY SUPPORT/UNCLEAR: 31 (72%)

Summary: Support for more affordable housing, housing for the elderly/bungalows in Stannington Village

<u>Objective 2: Community Facilities:</u> <i>To identify and protect current community assets, and identify future provision of community assets within the Parish.</i>	
Ref	Do you agree with this objective?
1-9, 11-12, 15-20, 22, 24-28, 31-34, 36-43	Yes
10	Proposal 1 Yes Proposal 2 Yes Proposal 3 Why? Proposal 4 Yes Proposal 5 Is his necessary?
13	No

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14	Yes – BUT: a pharmacy would be good but nothing like as important as a village shop selling the basics.
21	None
23	Mostly agree. Do we really need to expand the school? We don't have personal knowledge of the school but from talking to neighbours who have first school age children we understand a large number of pupils travel from outside the parish/catchment area. What about a new school at St Mary's?. Why did the village shop close in the first place? Could a combined post office, shop, pharmacy be considered? We have 2 very good farm shops close by.
29	With reservations
30	Yes, certainly potential for mixed use.
35	No

CONCLUSION - SUPPORT 37 (86%) DON'T SUPPORT 2 (4.5%) NOT SURE/UNCLEAR: 4 (9.5%)

Ref	Objective 2: Do you have other ideas?
1- 3,7,8,10,12,15,22, 26, 29-31, 35	None
4	We definitely need a community shop
5,16-20, 27, 28, 33-34, 36-40, 42- 43	I believe the farm shop in Stannington Station should be protected as a community asset.
6	There is no mention of any proposals that relate to community facilities in Stannington Station. If the Farm Shop has been identified as one of our community assets then we think it should be safeguarded.
9	The Farm Shop on Station Road should become a protected community assets – other cafe at Nursery recently closed.

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11	Until more facilities are built and facilities which are already there at present are utilised properly then no planning of housing should be approved.
13	The assets we have are not in danger and we have facilities in Morpeth.
14	See above
21	The Farm Shop on Station Rd is an important community asset although a village shop in Stannington would be good.
23	?? See post it note
24	I think instead of expanding play areas etc maybe improve what we have ie road, footpaths leading to the community areas.
25	Moor House Farm shop is an asset to the area.
32	Per above proposals e.g. safe traffic free areas for children to congregate and play.
41	Childrens play area needed at St Mary's. Small shop/pharmacy on site.

CONCLUSION: Farm shop in Stannington Station to be a community asset (46.5%)

Children's play areas needed, as well as shop, also support for pharmacy/shop in Stannington village

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Ref	What do you think are the main community assets in the Parish?
1	The School/The Ridley Arms/Garage/Village Hall
2,4,10,14,21, 32, 41	None
3	School, Ridley Arms, Church
5,7,16-20, 27-28, 33-34, 36-40, 42-43	Those you have listed above.
6	Those you have listed above in Stannington Village and the Farm Shop in Stannington Station. We do not think the Indian restaurant and petrol station would be classed as community assets as they are not a focus for community congregation or providing a sense of place.
7	As listed above.
8	Church, school, village hall.
9	Those listed above and the Moor Farm Shop.
11	Do not know of many as residents of Station Road are kept in the dark with regards to events.
12	Village hall, school, post office, church, Ridley Arms and the people.
13	Open countryside
15	Church, school, village hall, pub.
22	Church, school, pub, playing fields.
23	?? See post it
24	The two garages, farm shop, church, school, post office.
25	As outline above. No mention is made of the village hall: A distinct focus for community events.

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26	The village hall. Health care would be an asset to young families moving to the village.
29	All the facilities/assets outline above are valid aspirations. NB all are centred on Stannington Village which seems appropriate.
30	New school in safer location with bigger capacity.
31	School, church, village hall, pub, safe areas for children to meet and play – all in the village where there are no traffic issues – ie safe place for children!
35	No I do not believe Station Road is sustainable. We do not have a good bus service, the farm shop is expensive for family shopping and is only used by residents infrequently. We only have small employment opportunities.

CONCLUSION: Support for various community assets - those listed in the questionnaire, plus Moor House farm shop,village hall and play areas.

Ref	What other community facilities do we need?
1	We are quite happy with the current facilities
2,5,7, 10-11, 16-22, 28,30,32-34, 36	None
3	Community bus driven by volunteers to take the non-drivers to Morpeth shopping, doctors, dentist.
4	ESSENTIAL A SHOP where people can meet and speak to each other – which would hopefully include a pharmacy, papers, milk, bread, biscuits and general goods.

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6	I agree that a farm shop/shop in the village would be good. There is the potential to turn the A1 Diner into a community asset for all the parish – but I'm not sure what this would be as it is so close to the A1 and difficult for us all to access by foot/cycle lanes. It would be lovely to have somewhere additional to walk dogs, children without travel by car.
8	Skateboard park
9	Between Station Road and Stannington there are all the facilities needed – if Stannington residents want to use them.
12	Bus service which runs into the evenings. Cycle storage for cycles so that outlying communities can cycle to the village to catch a bus.
13	A bus service
14	See above (pharmacy/village shop)
15	Certainly a shop of some sort
23	?? See post it note
24	I feel there is enough facilities here for myself and husband more park etc just attract more people from out the area which could lead to vandalism etc
25	This might not be relevant here – but there are no bus shelters, between Hepscoth Park and Netherton Park.
26	Costa Coffee shop would be good.
27	A provisions/food shop located at the old A1 Diner. This would improve the area of the eyesore that has existing at this site for many years.
29	School capacity could become an issue if a large amount of house building was allowed in the parish. Should catchment areas be affected and need redefining this is unlikely to be popular.
31	A village shop in the village (Stannington Village)
35	More affordable housing could be built in the village – close to schools and other facilities with less traffic. Not in areas that contribute to the openness of the greenbelt and not damage the character of an individual settlement like Station Road Stannington.
37	None on Station Road
41	As above (childrens play area at St Mary's. Small shop/pharmacy on site)

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CONCLUSIONS: Children's play area (at St Mary's) Small shop/pharmacy at St. Mary's and Stannington, transport provision/bus shelters

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Objective 3: Natural Environment: <i>Ensure the countryside/landscapes in the Parish to retain the 'rural' feel of the area, whilst recognising that the countryside is a living, working, place.</i>	
Ref	Do you agree with this objective?
2-4,8,12,14-16, 22, 24, 25, 27, 31, 34, 40, 42	Yes
3	Yes we agree with this objective
5	Yes/No
6	Yes – but I think it is important to maintain the agricultural use of most of the parish and not let it be developed for housing. We think that a landscape corridor for Stannington Station Road is not adequate as it is still removing the open green fields that are a special character of our area.
7	In part
9	Yes – providing there is the right balance
10	Yes but who will decide which landscapes are special? And which are not!
11	Yes, but the plans for housing and green inset boundary goes against the above objective.
13, 33, 39	No
17-20, 35-38	No answer
21	More housing along Station Road will not protect the character of the area.
23	Yes, strongly agree. We believe the rural feel would be lost if the village and local settlements were to expand. Even the provision of open spaces within the new developments wouldn't necessarily help retain this aspect.
26	Yes. Birds and wildlife are of utmost importance to the residents on Station Road.

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28,43	Yes/No
29	Agree with the objective. Proposals need further thought.
30	Yes as long as it is recognised that “countryside” is also a workplace as as farming changes then the landscape will change with it. Don’t have restrictions that restrict local farms and businesses from changing in face of future challenges.
32	In principle yes, however the special open countryside character of Station Rd would be irrevocably damaged if housing were to replace open fields within the proposed boundary.
41	Yes, but council needs to keep a closer eye on builders to ensure this happens.

CONCLUSION

SUPPORT 27 (63%) DO NOT SUPPORT 3 (7%) UNCLEAR 13 (30%)

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Ref	Do you have any other ideas ?
1-2, 4, 12, 14-15, 21-23, 26, 30, 32	None
3	Enhanced access to the environment ie improved footpaths for safer enjoyment of the environment.
5, 16-20, 28, 33-40, 42-43	I am concerned that removing agricultural fields for housing development and replacing them with a landscape corridor will not protect the special character of Stannington Station Road.
6	Protect the agricultural/small holding use of fields on Stannington Station from new development. Creation of open spaces for community use on Stannington Station Road will be difficult without addressing the poor pavements, lack of pedestrian crossings, the speed and volume of traffic. Without this the young and elderly residents will not be able to safely access.
7	Stannington village is slightly more developed than the smaller communities in the Parish and perhaps has greater need to consider some of the problems wildlife face and try to provide for it. The smaller communities, Station Road, for example, are already in open country and accommodate a very wide range of wildlife. One danger is that if too much development is permitted in too short a time scale wildlife generally and the more vulnerable in particular do not have sufficient time to adapt. Every development has an impact on wildlife – the more wildlife the greater the impact.
8	Tree planting in areas where housing developments are.
9	Station Road is not just rural – it is in the open countryside surrounded by farmland. It is not a destination but a ‘through’ road for traffic. To retain this feel it is important that this is recognised for Station Road, in order to retain its unique character. There should be <u>NO</u> parallel development on Station Road (ie houses build behind houses)
10	Station Road could lose out here, as it seems there are no concerns about keeping <u>our</u> “rural” feel, only about how many houses can be crammed into each site, bringing extra traffic, fumes, noise etc.
11	NCC has a prospectus on wildlife and wildlife corridors and the proposals for Station Road will lose a lot of the wildlife we enjoy because of the scope to allow people to build on.

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13	As a resident who likes the 'rural feel' and being close to the countryside, I want it to remain as such and do not want new development which will spoil the area.
24	The proposals on here are very much open to the point that one it is saying identify what landscape are special aren't all the landscapes special they house our wildlife in the area and further development on there is going to take away that and good luck to anyone who can tell wildlife there a corridor they can enter in that's just stupid.
25	Most residents, I believe, choose to live in the area <u>because</u> of its open rural character. There can be conflict between heavily merchandised agriculture and access for enjoyment of public footpaths and rights of way. Also safe walking on roadside paths is discouraged by increasingly heavy, speedy traffic.
27	<p>I am concerned that removing agricultural fields for housing development and replacing them with a landscape corridor will not protect the special character of Stannington Station Road.</p> <p>The special rural character should be valued an any action which would interfere with this should be rejected.</p>
29	<p>We are very privileged to have a wide variation of habitat, flora and fauna in our parish and must do everything possible to protect this by preserving the <u>green belt</u>.</p> <p>I assume Blagdon Est is identified as special because of the Red Squirrels. The agricultural landscape is equally important as is the preservation of hedgerows, trees etc.</p> <p>Any ecological disturbance caused by development equates with loss and takes years to recover.</p>
31	<p>The proposed inset boundary for Station Road does not recognise this vision. Quite the opposite. Station Road is important in retaining the rural feel of the area. Building this volume of new homes is unnecessary and will destroy the rural feel. It is the open spaces between the houses that creates the rural feel! Why brick them up. We are stuck with the fumes from long queues of traffic at the crossing – why build up the area and create more traffic and fumes for future generations.</p> <p>The proposed boundary for Stannington Station will destroy the rural feel of the area. Station Road has always been a rural road the people who choose to live here did so because they did not want to live in a village.</p> <p>Those who wish to develop are only doing it for monetary reasons, to the detriment of all the other residents and their chosen way of life.</p>
41	Dog litter bins throughout estate.

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Conclusions: To maintain the 'rural' and 'agricultural' feel of Stannington Station, dog litter, access to countryside/footpaths/pavements, landscaping in new development

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Objective 4: Wildlife: <i>Protect and enhance habitats for locally important biodiversity in the Parish</i>	
Ref	Do you agree with this objective
1, 2, 4-7, 8-10, 12, 14-20, 22, 25-29, 31-43	Yes
2	Yes we agree with this objective
3, 7	None
11	How can you offset any loss of biodiversity that has been developed? If you build on land that has wildlife on, then that wildlife will no longer be there to be enjoyed by people living within the vicinity. The only way wildlife corridors could be protected is to leave them as they are.
13	Not by new development.
21	I cannot see how further development along Station Road supports the notion of ensuring biodiversity.
23	Yes, strongly agree.
24	Yes this objective is very important
30	Generally, although I feel the actual amount of biodiversity already here is probably underestimated.

CONCLUSION: AGREE: 38 (89%) DISAGREE (0) NOT SURE/NOT CLEAR 5 (11%)

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Ref	Do you have other ideas?
1-4	None
5, 16-20, 27, 28, 36-40, 42, 43	Keep the agricultural fields & residential gardens of Stannington Station free of development. They are a haven for lots of wildlife such as bats, barn owls, deers, newts, sparrow hawks, hedgehogs and foxes.
6	Allowing linear development along Stannington Station Road is likely to lead to habitat fragmentation. The A1 & East Coast mainline & River Blyth already create strong boundaries to wildlife movement. If wildlife can then not move North or South across Stannington Station Road we are creating pockets that may not be able to sustain the current populations of wildlife in this area of the parish.
7	See previous
8, 11, 12, 14-15, 21-23, 30, 33, 34, 41	None
9	Any development (and it is not accepted this is needed) should be small scale to avoid impacting on the wealth of wildlife in this rural area. All of the countryside can be seen from Station Road – bats, birds, birds of prey (sparrow hawk, kestrel, buzzard, tawny owl), rabbits, hedgehogs, deer – all of which should be treasured, protected and not built over!
10	Stannington Station could also be a red squirrel conservation area, as we have had them on Moor Farm in the past.
13	Encourage wildlife by leaving the area as open countryside.
24	Yes stop the development of Station Road
25	Protecting and enhancing existing wildlife corridors may well be achieved by <u>not</u> 'filling in' vacant spaces with housing – as some people propose for Station Road. Hedges, woodlands, mixed farms, large gardens and fields with large headlands might well enhance diversity of wildlife (as well as ponds which we don't seem to have)
26	This year in my garden. Family of pheasants, partridges, collared dove woodpigeon, moorhen, blackbirds, robins, goldfinches, greenfinches, sparrows, blue tits, great tits, coal tits, hedgehogs, fox, sparrow hawk, kestrel. Perhaps because I feed them each day.
29	This links closely with Obj 3/no environment) and the same points apply.

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	<p>Many of the birds and mammals seen regularly in Station Road are on Northumberland Wildlife Trust Red List (ie threatened) examples are barn owls, tree sparrows and hedgehogs. The habitat for these and all the other plants and creatures which contribute to the biodiversity of the parish needs to be protected.</p>
31	<p>Building up the rural land on Station Road with housing will destroy the habitat for wildlife and biodiversity.</p> <p>Large housing development on rural Station Road will be detrimental to this objective.</p>
32	<p>Housing development on Station Rd will adversely impact the wildlife habitats of many forms of wildlife such as owls, hawks, buzzards and some protect species of bats and newts.</p>
35	<p>Keep the fields and gardens hedgerows of Station Road Stannington free of developments.</p> <p>Where we have haven for lots of wildlife such as bats, barn owls, deer, newts, sparrow hawks, hedgehogs, red squirrels, foxes and where people can keep horses, hens, ducks without complaints.</p>

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Objective 5: Local Economy: <i>Provide a positive framework for local business, agriculture, rural enterprise (including tourism) and local employment.</i>	
Ref	Do you agree with these Policy areas and Proposals?
1, 3, 4, 8, 10-12, 14-15, 22, 41	Yes
2,21	None
5, 16, 18-20, 33-40, 42-43	Yes but not at the expense of the greenbelt
7	<p>Businesses in rural areas are very often agriculture, transport or internet based. It should be natural for local authorities to want to support and develop local business within the context of a wider development strategy for the county but in doing so the needs and desires of the resident population should be recognised and sensitively responded to.</p> <p>Stannington is not yet an attraction, which in its own right can be advertised as a holiday venue. The signage which is being asked for seems to be in place for most of what there is to visit in the parish. Perhaps there is a need for some committee or other to consider just what a mainly commuter village can provide or attract to boost the economy, provide appropriate accommodation and jobs.</p>
9	Only as long as it is recognised that development of this type can and will be limited due to the rural nature of the parish.
13	In part, where there is an actual and not merely a perceived need.
17	Yes but not at the expense of the greenbelt. The emphasis should be “small businesses”.
23	Yes, strongly agree.
24	No. In fairness the businesses know when they opened what area they were opening in, it is up to the businesses to encourage new customer’s by having a unique selling method. Maybe they should employ Vision Statements. As for broadband on Station Road due to the tree we will never have brilliant speed.
25	Yes. Internet & telecoms increasingly important but transport links need maintaining and improving.

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26	Yes but only in keeping with other plans ongoing.
27-28	Yes but not at the expense of the greenbelt
29	Broadly – but any expansion must be acceptable to business and non business people alike.
30	Broadband issues starting to be addressed. Inset’s essential for business growth, including farms where diversification will become more important in coming years and may require establishment of activities away from main stading.
31	Yes. No issues with agricultural business in the countryside building houses will not bring businesses (other than the likes of window cleaners) I am in favour of agricultural business in the countryside.
32	Yes as long as there is minimal impact on greenbelt and the special characteristics of the open countryside.

CONCLUSION

AGREE 15 (35%) DISAGREE: 1 (2.5%) UNCLEAR 27 (63%) (Most of these did agree, but wanted to ensure the green belt remained protected)

Ref	Have we missed anything?
1	No
2	Improve signage to Northumberland Cheese Company. We desperately need superfast broadband, also overnight stay tourism would benefit from this too.
3-5, 7-8, 10, 12-24, 26-28, 30, 32-34, 42, 43	None
6	The North East Rural Growth Network managed by Ray Browning at Northumberland County Council may well be able to support new business start ups and growth of existing businesses.

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9	Any expansion should not be at the expense of the greenbelt
11	Internet promotion and awareness about parish business
25	Work with the highways authority to ensure that East-West access is maintained on smaller roads despite the dominance of heavy traffic on North-South A1 ie Dovecote Lane – slip road? Clifton junction – No A1 northward access. Shotton – E-W lane downgraded to footpath, then diverted (forever?) by open casting. Why no link from Great North Road at County Hall, Morpeth East to A192 at Stobhill roundabout – an empty ‘corridor’ exists...
29	Signage is important from a safety perspective as well as crucial to enterprise but can be intrusive in a rural area if not appropriate.
31	<p>Yes. There is a very busy railway crossing on Station Road. Station Road is a very busy road with a 40 mph limit. Many drivers exceed that limit especially near the crossing. The pavements are poor, street lighting is poor. No crossing where single pavement swaps sides at level crossing. Station Road is not a safe road for children, pedestrians or cyclists – particularly on dark winter evenings. Not good for residents, business or tourism.</p> <p>Station Road is a main link road to the A1 with heavy traffic and speeding problems particularly at the level crossing. The Stobhill development will add considerably to the traffic problems.</p> <p>Building more houses on such a busy road for purely monetary reasons cannot be justified.</p>
41	The units at St Mary Park still remain empty.

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Objective 6: Traffic and Transport: <i>Reduce the detrimental effect that traffic has on residents and businesses in the Parish, whilst seeking improvements to local networks, non-traffic networks and public transport provision.</i>	
Ref	Do you agree with this objective?
1-2, 4-5, 8-9, 16, 18-20, 22, 24-29, 32-40, 42-43	Yes
3	We do agree emphatically with this objective but puzzled by the proposal 4 as the village is all ready bypassed.
6	Yes but we think there should be more proposals.
7	Settlements within the Parish should be recognised for their individuality but also for their connectedness because they are part of the Parish. A bypass for Stannington would route even more potential footfall away from where at least some of it is wanted. Visitors will come to the parish to visit if there are cycles tracks routed away from bypasses and other busy roads; if there are places offering rural activities, even as simple as walking, which are clearly signposted from an accommodation centre; if there are things to do and go to by bus – or even rail. Just think what a Stannington Road platform would do for travel to and from Newcastle via ‘rail bus’.
10	In theory
11	Partly
12	Yes. However, since the survey the bus service has got significantly worse. As the bus service degenerates so less people use it and so it will dwindle even more.
13	No, none of the above are feasible. Again the focus is on development and not on helping the current residents.
14	Yes – BUT: The village is already bypassed by the A1. Further traffic restrictions could kill or at least limit development plans.
15	Yes – as long as any proposed by-pass does not cut us off.

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17	No
21	None
23	Agree (see previous opinions re: new developments)
30	Yes, identification of potential for development should be limited to road access etc to limit impact on minor country roads.
31	<p>No. The Parish Council have been raising the issue of traffic and speeding on Station Road for years. It is getting worse and will get much worse with the Stobhill development.</p> <p>Station Road is too narrow to accommodate good pedestrian and cycle paths. It is a main link road to the A1 with traffic exceeding the 40 mph limit making it dangerous for pedestrians and cyclists.</p>
41	No. Public transport to St Marys very poor roads effect all cyclist and motorists.

SUMMARY: AGREE 35 (81%) DON'T AGREE 4 (9.5%) NOT CLEAR: 4 (9.5%)

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Ref	Do you have any other ideas?
1-2, 4	None
3	To be able to request the buses which go between Newcastle and Morpeth along A1 to drop off or pick up at various points ie near roundabouts in and out of village, top of Station Road and or through village itself.
5, 16, 18-20, 28, 33, 34-36, 38-40, 42-43	<p>We want to see proposals for reducing traffic on Stannington Station Road, not proposals for a bypass for Stannington Village and more housing development for us, which we cannot support with current infrastructure.</p> <p>We want to support a link road between Stobhill – Loansdean and for a four way junction at Clifton or Whalton Road to help divert traffic away from Stannington Station Road.</p>
6	We would like to see proposals to reduce traffic on Stannington Station Road, not just address the speed. Morpeth Neighbourhood Plan has a community action point for a link road between Stobhill-Loansdean and a four way junction at Clifton or Whalton Road onto the A1. We think that if our Neighbourhood Plan supported this it would significantly help reduce the traffic volume on Stannington Station Road.
7, 13-14	None
8	Standards of footpaths be kept up and not left to go into ruts and pot holes.
9	<p>Yes – some proposals for Station Road not <u>just</u> Stannington.</p> <p>A link road between Stobhill and Loansdean and a four way junction at Clifton/Whalton Road to help direct traffic away from Station Road.</p> <p>Regular deployment of speed awareness camera on Station Road.</p>
10	But ... Station Road, having been voted the most dangerous parish and this is about to be added to when the development at Stobhill is completed, what are the plans to ensure our safety here? What improvements are likely to be made? And when?
11	<p>Scrap the planning or proposals for building on Station Road. In 2009 a survey identified 6500 cars and vehicles used Station Road every day. That would have increased now and will increase as new developments in Stobhill and Bedlington have been approved and Station Road will be used as a thoroughfare.</p> <p>*Make Stn Road a 30mph zone*</p>

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12	Ask Arriva to re-direct Morpeth- Newcastle and Newcastle – Morpeth buses into the village or at least down to the roundabouts.
15	Bus service a priority otherwise it will be withdrawn.
17	<p>We want to see proposals for reducing traffic on Stannington Station Road, not proposals for a bypass for Stannington Village and more housing development for us, which we cannot support with current infrastructure.</p> <p>We want to support a link road between Stobhill – Loansdean and for a four way junction at Clifton or Whalton Road to help divert traffic away from Stannington Station Road.</p> <p>I want better public transport. I do not want speed restrictions they are not needed and see no reason for a bypass lets not forget it used to be the "A1"</p>
21	<p>Reduce traffic on Station Road.</p> <p>Better bus service.</p>
22, 41	None
23	<p>As regular bus service has now been removed would a community dial-a-ride be feasible? I believe this works in other rural areas.</p> <p>We don't believe the volume of traffic through Stannington Village warrants a further by-pass. We already have the A1. Money would be better spent improving the quality of the existing infrastructure. The introduction of adequate speed reduction measures would, in themselves lead to better pedestrian/cycle facilities.</p>
24	My thoughts is on Station Road a roundabout at the top and bottom would ease the travelling. The road very busy and further entrances on the road would cause more problems.
25	<p>Some aspects of this objective have been already been touched on earlier Obj 5.</p> <p>On Station Road, public transport 1 hourly N & S (& sometimes not at all) and no bus shelters = use your won car.</p> <p>Bypass for Stannington Village? Really? Great North Road used to go past the Ridley Arms, and now, whats that 4 lane dual carriageway thats (A1) so busy – if not a bypass I'm clearly missing something.</p>

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	Effective speed management is needed on Station Road – it is a straight (fast) busy link between 2 A class roads with houses and pavement right next to heavy lorries. People with prams, horse riders, & disabled people on mobility scooters use these paths, oh, & you & me.
26	We have current problems with traffic on Station Road, what we need is help to reduce numbers of vehicles using the road.
27	<p>We want to see proposals for reducing traffic on Stannington Station Road, not proposals for a bypass for Stannington Village and more housing development for us, which we cannot support with current infrastructure.</p> <p>We want to support a link road between Stobhill – Loansdean and for a four way junction at Clifton or Whalton Road to help divert traffic away from Stannington Station Road.</p> <p>I wonder if converting Station Road into a one-way road would be an improvement for the area?</p>
29	<p>Any new development will increase traffic. Any increase is detrimental. There are already safety issues in some areas ie speed, junctions etc New development will need access points and increase the hazards.</p> <p>Residents would welcome a new link road between Stobhill and Loansdean and a new junction at eg Clifton as this should alleviate the volume of traffic on Station Road which is an ongoing concern.</p> <p>Surely Stannington Village is already by-passed.</p>
30	Public transport – “nice to have” but is there a real need?
31	<p>Station Road is a main link road to the A1 – many residents use it to commute to work.</p> <p>Why build more houses on this road making the traffic problems worse?</p> <p>Station Road is the last place we should be building more houses.</p> <p>Residents of the Parish that use the road to commute do not want hold ups too and from work.</p> <p>Why choke it up – when we all need to commute.</p> <p>No more housing development on Station Road.</p>
32	Specific focus is required on Station Road to improve road safety and congestion. The A1 road by-passes Stannington Village although traffic may well increase due to St Marys development. As it stands Station Rd is a main commuting thoroughfare for Stobhill, Hepscott, Bedlington, Nederton,

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	<p>Hepscott Park etc. Additionally it has a busy main-line level crossing (over 100 trains/day). The Parish Council continually highlight concerns regarding traffic safety, speed and congestion on Station Road. We need an infrastructure that reduces traffic and improves safety on the road.</p>
37	<p>We want to see proposals for reducing traffic on Stannington Station Road, not proposals for a bypass for Stannington Village and more housing development for us, which we cannot support with current infrastructure.</p> <p>We want to support a link road between Stobhill – Loansdean and for a four way junction at Clifton or Whalton Road to help divert traffic away from Stannington Station Road.</p> <p>In order to “reduce the detrimental effect that traffic has on residents...” we cannot allow an increase of traffic on Stannington Station by increasing the population. Especially by building near to the railway crossing. The crossings are potentially hazardous with the current number of vehicles using the road.</p>

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Objective 7: Design and Character: <i>Ensure each settlement in the Parish maintains its identity, with a recognition in the Plan of the differences between the settlements, and ensure that settlements have the infrastructure needed to accommodate developments proposed.</i>	
Ref	Do you agree with this objective and the Policy Areas suggested?
1-2, 4,8, 12, 14, 15, 22, 41	Yes
3	Yes we agree with the objective and policy areas.
5	Use brownfield first. We must ensure they are brownfield. Not landowners just claiming it on some weak premise.
6	<p>Yes – but some points have been missed. New development on Station Road will not help protect the character of the area which is an open dispersed settlement.</p> <p>We do not agree that Stannington Station Road has the right infrastructure for new housing development. We have issues with sewer flooding, telephone and broadband connections, and traffic congestion. Numerous access points is going to create problems for existing residents.</p>
7	<p>The main message of the SPNP is one of design and character. For me one of the main issues has to do with instruments of authority within the Parish which will ENSURE objectives are met.</p> <p>Which impartial body will “Ensure we maximise the use of our brownfield sites ...” and help stop others being created?</p> <p>Which impartial body will “Ensure that new development in the Parish respects the character of individual settlements.”?</p> <p>..... and so on.</p>
9	Yes – however policy documents have suggested that Station Road is more suitable for development this is not the case and is contrary to the above objective.
10	No
11	Partly. I have underlined above the important part of what is needed – infrastructure is needed in these settlements to make it *sustainable* before any development is proposed.

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12	Yes
13	No because yet again the focus is on development in an area which has no need for it. So far planning applications submitted will destroy the character of the road.
16-20, 27,28,33-40, 42,43	Yes – but Stannington Station Road does not have the infrastructure to accommodate new housing development. The special character of this area is the openness and space and agricultural/small holding land use. This cannot be replicated simply with a landscape corridor along the front of any new development.
21	None
23	Mostly agree. See previous opinions regarding new developments. Additional building in smaller villages and settlements equals loss of identity in the long run.
24	Yes, I don't want further development on the road.
25	Yes. Point 1 proposal above: Station Road – unique character results from “Moor Farm Estate” small holding separately spaced with 13 acres of land each. Infill of residential development will destroy that. Point 3 proposal above: <u>MAXIMISE</u> use of brownfield site might result in A1 diner site becoming a tower block. <u>OPTIMISE</u> may gain acceptance from most people for modest development – but I accept: use brownfield definitely before bulldozing open country.
26	I am sure you may feel the need for developing on Station Road, I am sure like myself people moved here for the open spaces and countryside.
29	Yes. It is vital to retain the character of Stannington Parish.
30	Agree with above (ensure that we maximise the use of our brownfield sites in the Parish). Not sure what is really meant by the individual identity/character of villages?
31	No. Destroying a rural road by transforming it into a housing estate with no facilities for the residents does not make any sense to me. Especially as the road is so busy with speeding issues that will make it dangerous for children to play. I feel Station Road should maintain its identity as a rural country road and not be transformed into a housing estate.

CONSULTATION STATEMENT: STANNINGTON PARISH NEIGHBOURHOOD PLAN – OCTOBER 2017

32	Yes, agree with the objective, but further housing development on Station Rd completely contravenes the stated objective/proposal. The infrastructure in Station Rd is clearly not conducive to further housing development. The special characteristics of the open countryside would be destroyed. It is clearly not sustainable due to the very limited facilities that exist.
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RESULTS

SUPPORT: 32 (80%) DO NOT SUPPORT: 3 (7.5%) UNSURE/UNCLEAR: 5 (12.5%)

CONSULTATION STATEMENT: STANNINGTON PARISH NEIGHBOURHOOD PLAN – OCTOBER 2017

Ref	Do you have other ideas?
1	No
2-4, 6-8, 15,16, 18-20, 22, 26-28, 30, 33-43	None
5	Keep Station Rd open, the infrastructure would not cope. The open agricultural fields either side of the road give the road its character.
9	Any development (again not agreed necessary) on Station Road should be linear and not parallel to any existing development. No housing 'estates'. In keeping with greenbelt.
10	1. Station Road is unique in that it is one long road, not a village or a settlement. Yet this not being respected, by the number of houses being proposed. The identity will be lost. 2. No – who decides this? 3. No 4. No developers in the Stannington Station Area.
11	Station Road has limited facilities to make any increase in housing and population sustainable.
12	No more 'Elizabeth Square' Town houses set on one of the highest points in the village?
13	Leave us alone and the special character of Station Road will be retained and protected.
14	See pages 3- 8!
17	Protect Station Roads unique character.
21	All new housing must confirm to Passivhaus Standards
23	If there is no alternative than to develop this must be done on brownfield sites. This will maintain the overall aspect of the Parish as a whole.

CONSULTATION STATEMENT: STANNINGTON PARISH NEIGHBOURHOOD PLAN – OCTOBER 2017

24	I would rather the Parish looked at what Station Road has at present and improve them. Road surface, pathways, lighting, speed camera's.
25	If Station Road were to become a defined 'settlement' (in my mind) it would need to have a recognised <u>public</u> community space, which currently there is no vacancy or finance)?) for. (no children's play space, or meeting place, or bench in a park even) – for these, we must look to Stannington Village, Bedlington, Morpeth etc or “developer contributions”?
29	The character will only be maintained by minimising development. Brownfield sites must be identified as genuine brownfield sites.
31	Build new homes away from busy roads and traffic fumes. Somewhere safe for children, pedestrians and cyclists. Somewhere with facilities within safe walking distance. Leave rural roads as rural roads! Listen to the residents and not the developers, who care little for our rural settlement and are only out for monetary gain.
32	Put development in sustainable areas that have facilities for children and that will not detrimentally impact on rural agricultural landscape.

CONSULTATION STATEMENT: STANNINGTON PARISH NEIGHBOURHOOD PLAN – OCTOBER 2017

Other comments made	
Ref	Comment
5	The Farm Shop on Station Road should be a protected asset. It is our only sustainable asset as defined by many Councils countrywide. Nursery closed, Garage and Indian Restaurant do not provide daily living needs.
11	I have included a map of the proposed inset boundary on Station Road. May I ask why has my property & land marked in pink on the map not been included in this? My neighbours have, why could this be? I want this included as a representation please.
13	This whole questionnaire is slanted towards development. Why not leave the area alone and conserve the countryside around us.
28	I confirm that these are my views
43	I agree with these views

CONSULTATION STATEMENT: STANNINGTON PARISH NEIGHBOURHOOD PLAN – OCTOBER 2017

APPENDIX E: VISION AND OBJECTIVES CONSULTATION MATERIAL



Stannington Parish Neighbourhood Plan – Consultation – Summer 2015

Stannington Parish Council and the Neighbourhood Plan Steering Group who are working on the Neighbourhood Plan need your feedback.

Since the last community consultations, we have been working hard to start drafting a Neighbourhood Plan for the area. We have listened to what you have said, and have come up with a Vision, and 7 Objectives that we think reflect what the community wanted, and which we think we can achieve through the Neighbourhood Plan.

With each objective, we have identified specific policy areas, which we think would help achieve those objectives. Information about how we have arrived at our proposed policy areas is contained in a series of 7 Topic Papers which are available on the SNDP website.

PLEASE RESPOND for the chance to win a £25 M&S voucher!

Are there things you disagree with? Are there things we have missed? If you don't tell us, we won't know.

If you have further questions, we are having a **Consultation Open Day** on Monday 21st September at Stannington Village Hall between 2pm and 7pm.

This form is also available online on the website www.spnp.co.uk and responses are requested by the **31st October 2015**.

All responses should be returned to:

Parish Clerk
Stannington Parish Council
2 Monmouth Court
Widdrington
Morpeth, NE61 5QS

Vision, Objectives and Policy Area Consultation – September 2015



This is our Vision:

'To improve the economic and community sustainability of the Parish for the benefit of residents and businesses, through the provision of well-planned housing, community facilities and infrastructure to meet their current and future needs, whilst maintaining and enhancing the special qualities of the countryside and the unique characteristics of the individual settlements within the Parish of Stannington.'

Do you agree with this vision for Stannington?

Do you have other ideas?



Objective 1: Housing: Ensure an overall positive stance on the provision of housing within the Parish to meet both objectively assessed needs, and open market housing to improve the vitality and viability of our settlements

Why have this objective? The Parish has accommodated significant amounts of new housing over recent years. We have fulfilled the housing requirement that we must provide over the County Council Plan period so we don't have to plan for more houses. However, feedback from the local community, and from the Housing Needs Survey in the Parish indicated that there is a need for more smaller properties in the Parish, to meet the needs of newly forming households, and of the elderly wishing to stay in the Parish. There is also a need for more affordable housing. These could be paid for through open market housing schemes, which will also contribute to the vitality and viability of our local communities, and help us develop some of our brownfield sites

- ✓ We could have policies that ensure that only small scale schemes that fit in with the villages (see last objective) takes place.
- ✓ We could have policies that encourage small scale housing for first time buyers, the elderly, and people with a local need. We could define what we mean by 'local need'.
- ✓ We could define which settlements we think could accommodate more development. We propose new small scale development is focussed in Stannington Station, Stannington Village and St. Mary's Hospital.
- ✓ We could identify brownfield sites for development, and say what kind of development should go there; for example, the A1 Diner Site, Hepscott Park, and others in the Parish

Do you agree with this objective?

Have we got the right settlements?

Should we encourage more housing of the 'right type' in our Parish?



Objective 2: Community Facilities: To identify and protect current community assets, and identify future provision of community assets within the Parish.

Why? Many people who responded to our survey said they valued their local services, and that they would like to see more. There was a particular desire to have a pharmacy, and more local places to meet, and young respondents said they needed more outdoor places for play. There was also concern about school capacity and the buildings at the school.

Proposals in our Neighbourhood Plan could:

- ✓ Seek to protect Community Assets we already have through an appropriate policy in the NDP:
For example: playing fields/Village Green in Stannington, the Ridley Arms Pub in Stannington, Stannington Post Office, Stannington First School, the Church in Stannington, public open spaces at St Mary's Hospital
- ✓ Encourage new play facilities in the Plan area; in particular outdoor play areas for children and policies to support the expansion of Stannington First School
- ✓ Explore the feasibility of setting up a community shop in Stannington
- ✓ Explore the possibility of using the post office, village hall and school more for mixed uses
- ✓ Work with local providers to try and get better health care in the Parish

Do you agree with this objective?

Do you have other ideas?

What do you think are the main community assets in the Parish?

What other community facilities do we need?



Objective 3: Natural Environment: *Ensure the countryside/landscapes in the Parish to retain the 'rural' feel of the area, whilst recognising that the countryside is a living, working, place.*

Why? Many respondents in the initial survey said the thing they liked best about living in the Parish was the 'rural feel' and being close to the countryside

Proposals in our Neighbourhood Plan could:

- ✓ Identify which landscapes are special in the Parish, and why.
- ✓ Ensure that new development is required to respect the local landscape, and ensure that it is designed in a positive way (i.e. through the provision of appropriate landscaping, open spaces, access and wildlife corridors)

Do you agree with this objective?

Do you have other ideas?



Objective 4: Wildlife: Protect and enhance habitats for locally important biodiversity in the Parish

Why? The local community felt wildlife and biodiversity was important in the local area. Children were particularly interested in this.

Proposals in our Neighbourhood Plan could:

- ✓ Encourage the integration of biodiversity and wildlife into new development
- ✓ Ensure that there is no overall loss of biodiversity, by encouraging offsetting of any loss through development
- ✓ Ensure that we work with local Wildlife Groups to monitor wildlife in the area – particularly red squirrels - we could designate Stannington as a Red Squirrel Conservation Area
- ✓ We could protect and enhance existing wildlife corridors in the Parish

Do you agree with this objective?

Do you have other ideas?



Objective 5: Local Economy: Provide a positive framework for local business, agriculture, rural enterprise (including tourism) and local employment

Why? We have recently conducted a local business survey, which shows that many of our local business do want to grow. We want to have positive policies to allow local business expansion. Poor signage and poor broadband were two other common issues raised by businesses in the survey.

Proposals in our Neighbourhood Plan could:

- ✓ Allow appropriate small scale expansion of our rural businesses
- ✓ Improve broadband provision and mobile phone reception, by encouraging telecoms development (but in accordance with landscape policies)
- ✓ Improve signage to local businesses, particularly at the Milkhope Centre, and White House Farm
- ✓ Have a positive policy for tourism development to encourage more overnight stay tourism in the area to help the local economy
- ✓ We could work with the Highways Authority to get brown signs in place for local businesses and tourism facilities

Do you agree with these Policy areas and Proposals?

Have we missed anything?



Objective 6: Traffic and Transport: *Reduce the detrimental effect that traffic has on residents and businesses in the Parish, whilst seeking improvements to local networks, non-traffic networks and public transport provision*

Why? Traffic was raised as a significant concern amongst residents in the initial surveys, and so was the lack of public transport

Proposals in our neighbourhood plan could:

- ✓ Ensure new development is well integrated into settlements, with good pedestrian/cycle access to local facilities
- ✓ Ensure new development is directed to locations within settlements to support existing bus services (in those settlements that have them)
- ✓ ensure that we work with NCC to establish the viability of a bypass for Stannington Village
- ✓ ensure that we work with NCC to improve safety in our villages by speed reduction measures
- ✓ ensure that the Parish Council continue to lobby for better public transport

Do you agree with this objective?

Do you have other ideas?



Objective 7: Design and Character: *Ensure each settlement in the Parish maintains its identity, with a recognition in the Plan of the differences between the settlements, and ensure that settlements have the infrastructure needed to accommodate developments proposed.*

Why? Some respondents to the survey thought it was important to protect and retain the special character of the villoges in the Parish

Proposals in our Neighbourhood Plan could:

- ✓ Ensure that new development in the Parish respects the character of individual settlements. This character for each settlement could be defined, and important spaces/buildings in settlements can be identified.
- ✓ Ensure that new development is well designed, incorporating energy efficient measures wherever possible
- ✓ Ensure that we maximise the use of our brownfield sites in the Parish
- ✓ Ensure that where viable we secure developer contributions to achieve our objectives

Do you agree with this objective and the Policy Areas suggested?

Do you have other ideas?



Your details will be confidential and will not be published. However, we need to ensure that there is no duplication of responses. Please provide us with your property address (and your name if you wish to be entered into our draw for a £25 M&S voucher)

Name:

Address:

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Thank you for taking in the time to complete this form - your comments will be heard and you will get the opportunity to comment further at the next and final stage.

