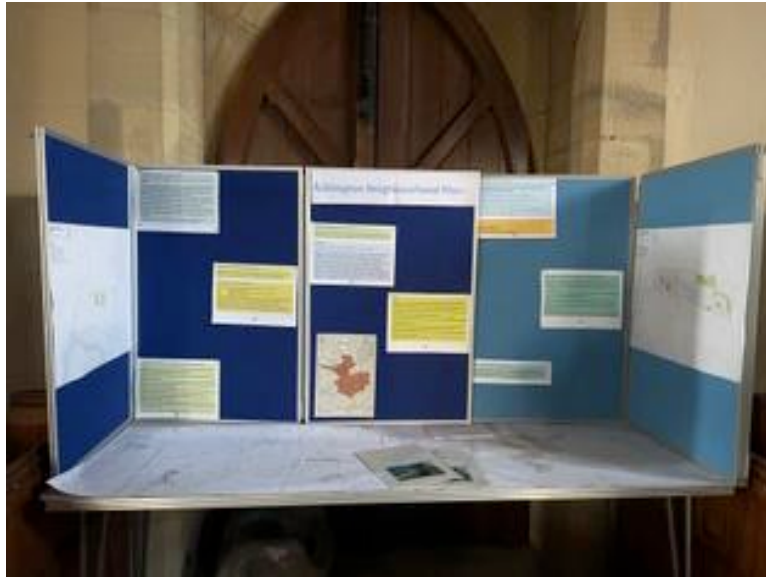


CONSULTATION STATEMENT ACKLINGTON NEIGHBOURHOOD PLAN SUBMISSION VERSION (2024 – 2036)



February 2024

Acklington Parish Council

Consultation Statement – Acklington Neighbourhood Plan

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Consultation Statement – Acklington Neighbourhood Plan

1.0 Introduction

- 1.1 This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Acklington Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 This Consultation Statement therefore sets out a brief background to the preparation of a neighbourhood development plan for the Acklington neighbourhood area and sets out consultation events undertaken during the Plan preparation period.
- 1.3 The statement includes 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.
- 1.4 Appendix A contains a list of consultees ; Appendix C contains a copy of the original questionnaire sent to all residents during the initial stages of consultation, and Appendix D contains a copy of the background report circulated to residents as context for the questionnaire. Appendix E contains the analysis document.
- 1.5 The next and final stage of consultation carried out by Acklington Parish Council was the Regulation 14 consultation. Over 40 responses were received from residents, landowners and statutory consultees. Information about these responses are contained in Appendix F. All responses were carefully considered by Acklington Parish Council and the Plan was amended accordingly. All changes are set out in Appendix F.
- 1.6 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 at the initial stages of consultation with the community.

Consultation Statement – Acklington Neighbourhood Plan

2.0 Acklington Neighbourhood Plan – Background

2.1 The application by Acklington Parish Council to designate the civil parish of Acklington as a Neighbourhood Area was approved by Northumberland County Council on 7th February 2018.

2.2 Following the approval of the designated area, there followed a series of consultation events. In order to keep an accurate and comprehensive record of the whole consultation process, the Parish Council website has had publicly accessible records of all documents which are summarised below:

- All background evidence reports listed in the Neighbourhood Plan (with the exception of Topic Paper 5 which has been awaiting census information to update it.)
- Copies of Screening opinions for Habitats Regulations Assessment and SEA.
- Copies of Policies Maps
- Steering Group meetings and minutes (from 2nd November 2021 onwards)

2.3 These documents are still available online at the address below:

<https://northumberlandparishes.uk/acklington/documents/neighbourhood-plan>

3.0 Consultation and Engagement Timeline

Summary

In general terms, residents, landowners and businesses were kept informed about progress through the Neighbourhood Plan website hosted by Acklington Parish Council (see above), and the Parish newsletter ('Pelican') along with the provision of information on the Parish Noticeboards. Due to a slow start, followed by the Covid pandemic, work did not begin on the Plan until 2021. Two consultations were carried out before the Regulation 14 consultation: Firstly, a general consultation was carried out asking a broad range of questions about what the community felt about the area. Secondly, a more detailed consultation was carried out asking specific questions about a vision, objectives and a set of policy areas identified as a result of the initial consultation. Both these rounds of consultation involved posting the questionnaire to every household and business in the neighbourhood area.

2021

3.1 A Steering Group was established by the Parish Council to oversee the more detailed development of a Neighbourhood Plan for Acklington. The Steering Group comprised 7 members (three of whom were Parish Councillors). The Steering Group were at all times supported by a planning officer from Northumberland County Council, who advised on Terms of Reference and other matters to do with the production of a neighbourhood plan. The Steering Group

Consultation Statement – Acklington Neighbourhood Plan

applied for funding to further gain assistance from a planning consultant for the later stages of production of the Plan.

- 3.2 In 2021 a survey questionnaire was prepared by the Parish Council which asked general questions about how residents would like to see the neighbourhood area change over the years. In particular, residents were asked what they liked and didn't like about the Parish. To further inform and consult residents, a coffee morning was held on Saturday 9th October in Acklington Village Hall (between 10 and 12). This was well attended. The questionnaire gave everyone the opportunity to sign up to a mailing list, and help with the production of the Neighbourhood Plan.
- 3.3 In total 53 responses were received (equating to approximately 25% of households in the neighbourhood area). Responses were received from residents across the neighbourhood area, including in Acklington, Bank House, Cavil Head Farm, Cheevely Steading, Guyzance and North Broomhill. The results were analysed in November 2021, and the results of the analysis (a broad summary) are shown in Appendix D. A spreadsheet of all comments is also available if needed.
- 3.4 In broad terms, residents in Acklington were concerned about the **scale and size** of development that had been delivered in the village in recent years. Most notably, residents were concerned about the increasing **prevalence of holiday lets and second homes**, resulting in less housing for local people and young families. They were concerned about **poor design** in new housing development which did not reflect the character of the area. In Guyzance, there were similar concerns about the amount of housing being used for holiday lets. In both Acklington and Guyzance there was a strong desire to see **valued green spaces retained** for the role they provide in their respective communities and a desire across the neighbourhood area to **conserve and enhance the natural and historic environment**.
- 3.5 Some matters raised were not matters that could be addressed through planning policies, for instance matters related to highway maintenance, broadband speeds, speeding traffic or the loss of the local school.

2022 – Vision, objectives and policy areas consultation

- 3.6 In 2022 the Steering Group applied for funding through the government's Neighbourhood Planning Support initiative (via Locality) and commissioned a planning consultant to assist and advise on the drafting of detailed policies for the neighbourhood plan. This began with a Discussion Report (dated April 2022) which outlined the results of the first consultation with suggestions for potential policy areas that the neighbourhood plan could seek to focus on in order to address some of the issues raised. The report was published on the Parish Council website for comment.

Consultation Statement – Acklington Neighbourhood Plan

- 3.7 Following this, a further stage of consultation was carried out with the community on the vision, objectives and policy areas proposed for the neighbourhood plan. This consultation was carried out by questionnaire (posted to every household and business in the neighbourhood area) and a drop-in coffee morning event held at Acklington Village Hall on 6th August. A total of 33 written responses were received, as well as a number of verbal responses made at the coffee morning.

2023

- 3.8 In 2023 a final version of the Plan was drafted, with policies seeking to reflect the responses received to the vision and objectives consultation. Once the plan was drafted, a Regulation 14 consultation was carried out, the detail of which is contained in the next section.

4.0 Pre-Submission (Regulation 14) Neighbourhood Plan consultation (28th December 2023 until 29th January 2024)

- 4.1 The consultation took place for a period of 6 weeks as required by the Regulations. Notices were placed on the Parish Council's website and the individual statutory consultees listed in Appendix A were written to (largely by e-mail) with information about how to view and respond to the plan.
- 4.2 The Plan and all supporting evidence were available to view on the Parish Council website. Hard copies were also made available for those unable to access the online versions. These were placed in the church and village hall at Acklington during the consultation period. Finally, a drop in event was organised in the village hall at Acklington on 6th January 2024.

Statutory Consultees' Responses:

- 4.3 A full and detailed response was submitted by Northumberland County Council and is included in Appendix F. Many of the comments related to minor changes or additions to policy wording and criteria and almost all of the comments were incorporated into the final version of the Plan.
- 4.4 Historic England commented in some detail, and some amendments were made to wording in the plan, and more detail is incorporated into the Appendices to explain the significance of the identified non-designated heritage assets.

Responses from landowners

- 4.5 There were 2 responses received from local landowners. These responses were analysed, and the Parish Council's response is set out in Appendix F.
- 4.6 Both landowners raised concerns about the (separate) LGS designations and the principal residency policy. The Parish Council responses to these comments are contained in Appendix F.

Consultation Statement – Acklington Neighbourhood Plan

Responses from residents

- 4.7 There were several written responses from residents, with several other verbal responses supporting the Plan. Some residents requested the re-instatement of one of the Local Green Spaces that had been removed following the advice from the County Council that it would not be supported.

5.0 Habitats Regulations Assessment

- 5.1 A Screening Opinion was sought as to whether Habitats Regulations Assessment (HRA) would be required. As the plan does not allocate land for housing, or identify any settlement boundaries, the plan was screened 'out' and does not require HRA. The Screening Opinion dated May 2023 is included in the submission documents.

6.0 Strategic Environmental Assessment

- 6.1 The plan was screened to see if a Strategic Environmental Assessment would be required. The plan was screened out. The screening opinion dated June 2023 is included in the submission documents.

7.0 Conclusions

- 7.1 The Submission Plan is the outcome of six years of work (most of which has taken place in the last 2-3 years) on the part of Acklington Parish Council and the Steering Group. There has been community engagement at various stages in the development of the plan, including open events, questionnaires and surveys.
- 7.2 The Parish Council believe that this Acklington Neighbourhood Plan (Submission version) is a fair and balanced reflection of the views expressed by the local community throughout the various stages of plan preparation.
- 7.3 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 Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the overwhelming support of the local community who have been engaged in its preparation.
- 7.4 This Consultation Statement demonstrates 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 FOLLOW

Appendix A: Neighbourhood Plan Consultation Bodies for Acklington Parish Council

APPENDIX A: LIST OF STATUTORY CONSULTEES

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	Rob Murfin (Director of Planning), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Email: [REDACTED]
		Neighbourhood Planning Team, Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Email: [REDACTED]
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk
Homes England	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: enquiries@homesengland.gov.uk
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk

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Consultation Body	Organisation	Contact
Commission for England		
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, YO1 6JT townplanning.LNE@networkrail.co.uk
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: PlanningYNE@highwaysengland.co.uk
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Email: norccg.enquiries@nhs.net Jamie Mitchell, Head of Commissioning, Estates and Premises NHS Northumberland Clinical Commissioning Group Email: [REDACTED]
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	The Alncon Group	The Alncon Group E-mail: info@alncom.co.uk
	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: [REDACTED] 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
	Briskona	enquiries@briskona.com
	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk

Consultation Statement – Acklington Neighbourhood Plan

Consultation Body	Organisation	Contact
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: [REDACTED]
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF Virgin Media Limited (Head Office), 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN info@wildcard.net.uk
	Arqiva	community.relations@arqiva.com
	Openreach	newsitereceptionedinburgh@openreach.co.uk
Any person to whom the electronic communications code applies	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG

Consultation Statement – Acklington Neighbourhood Plan

Consultation Body	Organisation	Contact
		Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: [REDACTED]
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	Matt Verlander, Avison Young, Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ Email: nationalgrid.uk@avisonyoung.com Spencer Jefferies, Town Planner, National Grid, National Grid House, Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA Email: box.landandacquisitions@nationalgrid.com
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	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB [REDACTED]
Water undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB [REDACTED]

Consultation Statement – Acklington Neighbourhood Plan

Consultation Body	Organisation	Contact
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk
Adjoining local authorities – Parish Councils	Amble Parish Council	Mrs Vicki Smith [Redacted] Email: [Redacted]
	Warkworth Parish Council	Mrs Karon Hadfield [Redacted] Email: warkworthparish@gmail.com
	Togston Parish Council	Mrs Clair Lewis [Redacted] Email: Togston.parish@gmail.com
	East Chevington Parish Council	Ms Sara Brown [Redacted] Email: eastchevington.parishclerk.@gmail.com

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Consultation Body	Organisation	Contact
	Tritlington and West Chevington Parish Council	Ms Sara Brown [Redacted] Email: tritlingtonwestchevington.clerk@gmail.com
	Thirston Parish Council	Mrs L Hamlin [Redacted] Email: thirstonparishcouncil@gmail.com
	Felton Parish Council	Mrs Clair Lewis [Redacted] E-mail: feltonparishcouncil@gmail.com
	Newton on the Moor and Swarland Parish Council	

Consultation Statement – Acklington Neighbourhood Plan

Consultation Body	Organisation	Contact
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area	Acklington Community Team Village Hall	Chair, Chris Sayers [REDACTED] Chair of Village Hall Committee (Tessa Sayers) [REDACTED]
Bodies which represent the interests of different religious groups in the neighbourhood area	Church of England, St John the Divine	Vicar and Newcastle Diocese at [REDACTED] info@newcastle.anglican.org
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		None identified
Bodies which represent the interests of persons carrying on business in the neighbourhood area	Acklington Mart HMP Northumberland The Railway Inn	E-mail sent to [REDACTED] E-mail sent to prison director [REDACTED] E-mail sent to [REDACTED]
Bodies which represent the interests of disabled persons in the neighbourhood area		None identified

Consultation Statement – Acklington Neighbourhood Plan

In addition, the following organisations have asked to be notified about neighbourhood plans in Northumberland		
The Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London, WC2H 0QL Email: [REDACTED]	No need to inform
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: reception@sustrans.org.uk	No need to inform
National Farmers Union	Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: [REDACTED]	No need to inform

APPENDIX B: Letters to Consultees, Residents and other consultation bodies and site notice.

Dear Consultee,

Acklington Parish draft Neighbourhood Plan
Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity

Acklington Parish Council has prepared a Neighbourhood Plan.

For the purposes of the Regulations, you are identified by the Parish Council as a consultation body whose interests may be affected by the policies contained in the draft Plan.

I am therefore inviting you to submit any written representations you wish to make about the Plan between Monday 11th December 2023 and Monday 29th January 2024.

The draft Plan and supporting documents may be viewed on the Acklington Parish Council website at <https://northumberlandparishes.uk/acklington>

If you need printed copies of the documents, please contact us by email acklingtonnp@gmail.com or telephone [REDACTED]

Printed copies of the plan and supporting documents are available to view at St John the Divine Church, Acklington daily 10.00am - 6.30pm.

Representations may be made by email to acklingtonnp@gmail.com or by post to

Sharin Ingleby
Acklington Parish Council Neighbourhood Plan
[REDACTED]

I would be pleased to receive your written representations on the Plan and supporting documents before 5pm on Monday 29th January 2024. All representations will be considered by the Parish Council in producing the final Draft Plan which will then be submitted to Northumberland County Council as local planning authority who will arrange further publicity and an Independent Examination.

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

Yours faithfully

Sharin Ingleby
Vice Chair, Acklington Parish Council

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

Yours faithfully

Sharin Ingleby
Vice Chair, Acklington Parish Council

Acklington Parish Council

The Acklington Neighbourhood Draft Plan is now open for public consultation

**11th December 2023
to
29th January 2024**

You can view and comment on the plan in the following ways:

By viewing the plan at St John the Divine Church and completing a response form.

**Viewing the plan on the parish council website
<https://northumberlandparishes.uk/acklington>**

Email any comments to acklingtonnp@gmail.com

APPENDIX C: Initial Consultation Questionnaire

Please give us your views, you can most easily do it via an online survey or you can complete the questionnaire below and post in the village hall postbox. Please respond by 30th June.

Online Questionnaire - survey monkey link

What is important to you in Acklington and Guyzance?

What do you like about where you live?

What do you think is bad or could be improved?

What issues affect Acklington and Guyzance (now and in the future)?

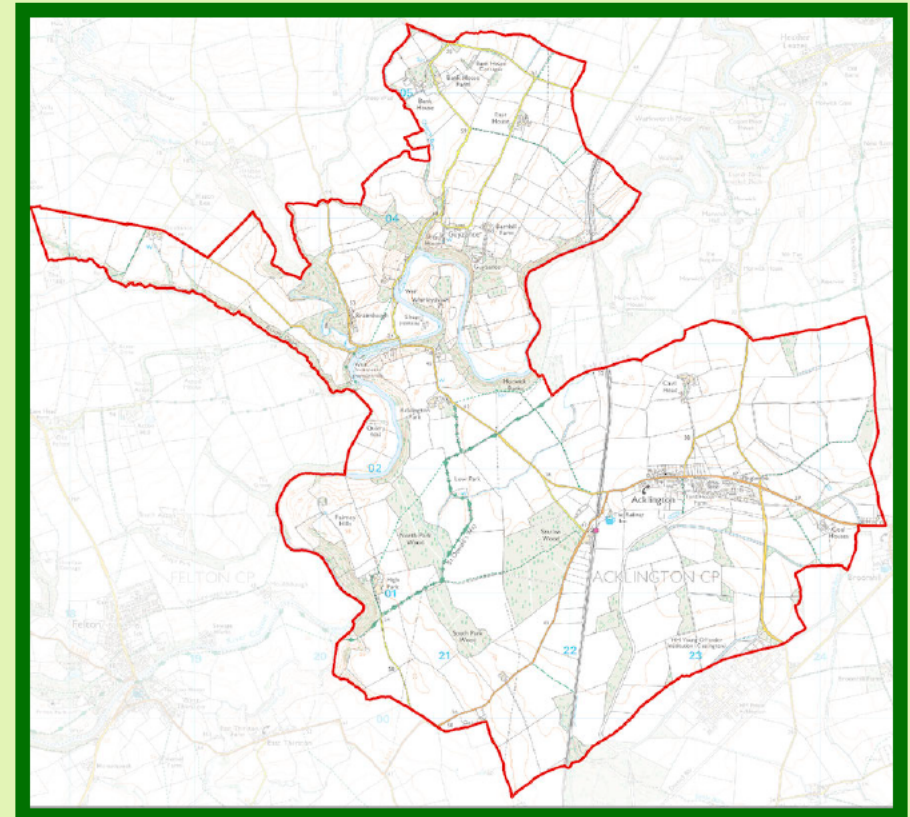
What changes would you like to see in Acklington and Guyzance, if any?

Would you like to help with the Neighbourhood Plan or go on our mailing list for updates? Email acklington.np@gmail.com and we'll keep you updated with our progress.

Acklington Parish Council

Neighbourhood Plan Proposal

Information and Survey for Residents



APPENDIX D: Questionnaire Analysis

Results of initial public consultation

The initial consultation asked people in Acklington Parish the following questions

1. **What is important to you in Acklington parish?**
2. **What do you think is bad or could be improved?**
3. **What issues affect Acklington parish (now and in the future)**
4. **What changes would you like to see in Acklington parish, if any?**
5. **What do you like about where you live?**

This is a summary of the feedback received for each question along with the location of the responder and the subject area of their response.

The subject areas used to classify the responses are

Natural Environment– refers to the landscapes, biodiversity and the intrinsic character and beauty of the countryside

Built Environment and Development – refers to the man-made structures, features, and in which people live and work.

Community and amenities – refers to the people living in Acklington and the common amenities such as village hall, churches, green spaces available to them

Economy, facilities and work – refers to the economy, shops and work places in Acklington parish

Traffic, movement and connectivity – refers to the roads, vehicle traffic, footpaths and IT broadband connectivity

Some response covered multiple subject areas in one response so these appear in each relevant subject area i.e. a response such as “Preserving the integrity of the buildings in the conservation area, wildlife and dark skies” appears in both Natural Environment and Built Environment and Development.

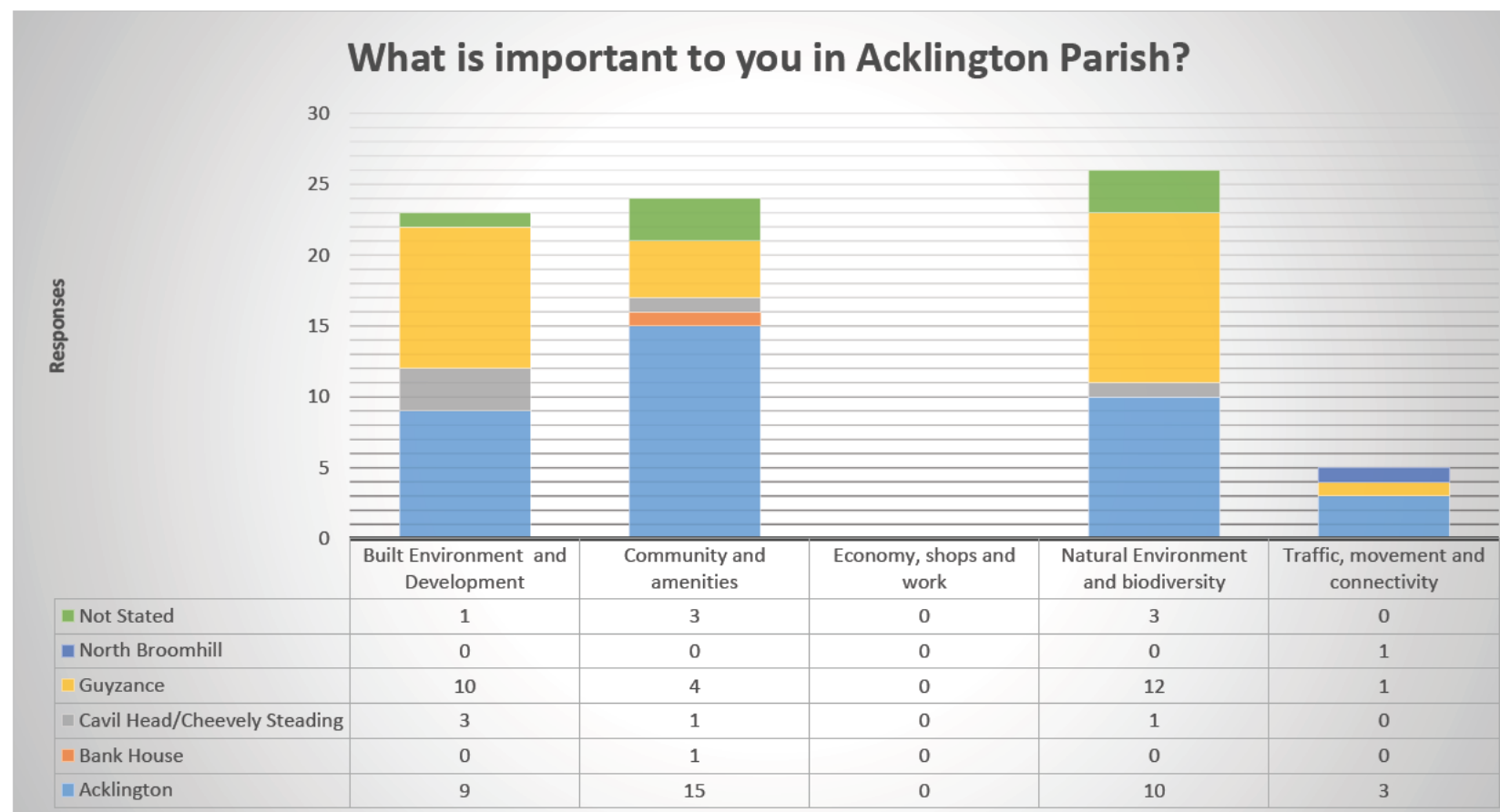
A sample of responses and the classification is included in this document

What is important to you in Acklington parish?

The key themes in the responses are

- **Natural environment** - protecting the tranquillity and biodiversity of the rural environment, footpaths and dark skies
- **Community and amenities**- preserving the community feel, limiting holiday homes and amenities as children's play areas, footpaths, village hall
- **Built environment and development** – limiting development, preserving village and rural atmosphere and character, integrity of conservation area
- **Traffic, movement and connectivity** – minimising traffic and traffic speeds, improving roads

The overall response summary is shown below

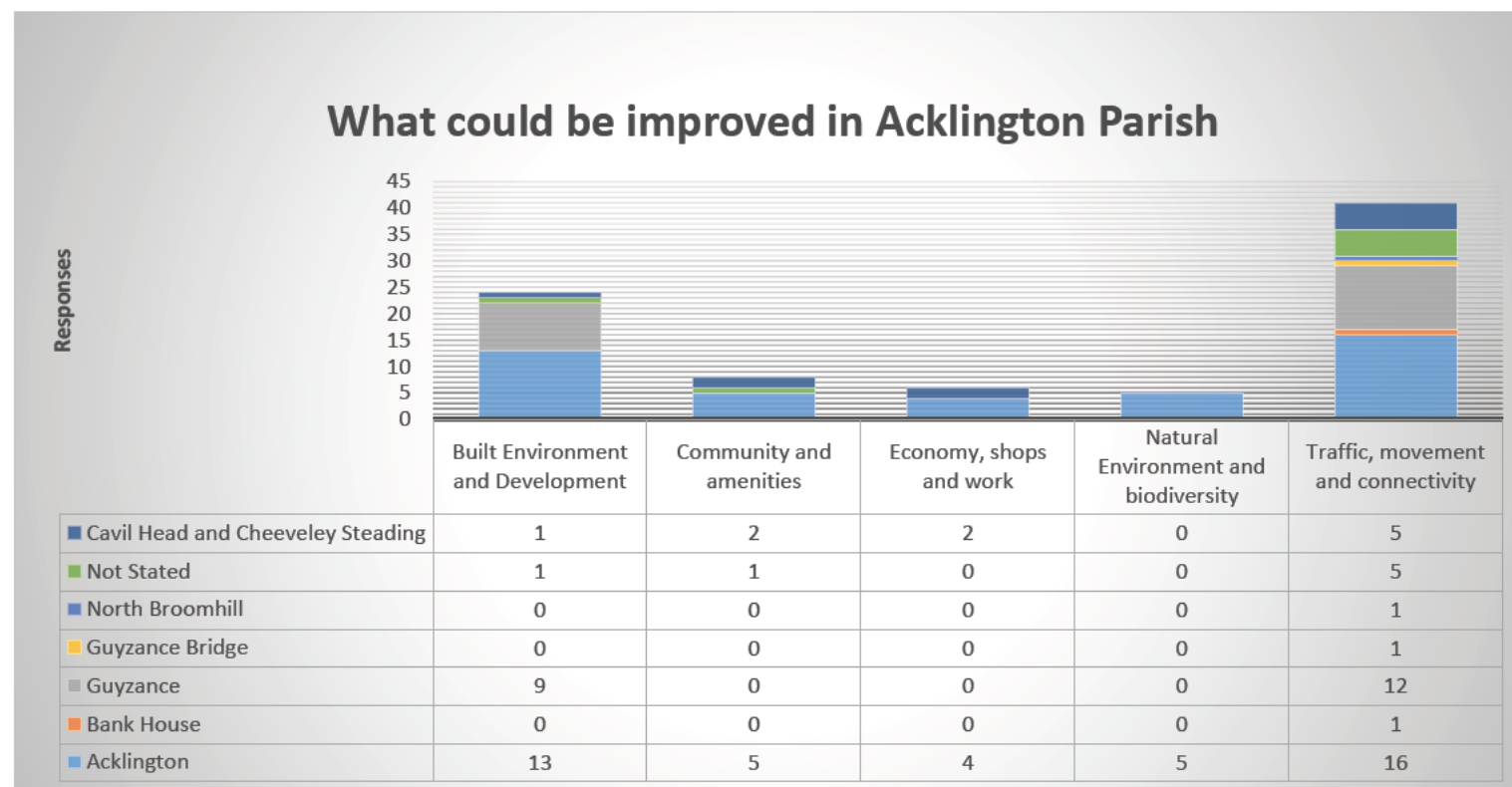


What do you think could be improved in Acklington Parish?

The key themes in the responses are

- **Traffic, movement and connectivity** – roads services, potholes, volume of traffic and speeding, internet connectivity speeds
- **Built environment and development** – over development, no consideration of necessary infrastructure or incremental impact, negative impact on green spaces and conservation area
- **Economy, shops and work**—a village shop
- **Community and amenities** – amenities such as a school, children play area
- **Natural environment** – improvements in biodiversity and protection if green spaces

The overall response summary is shown below

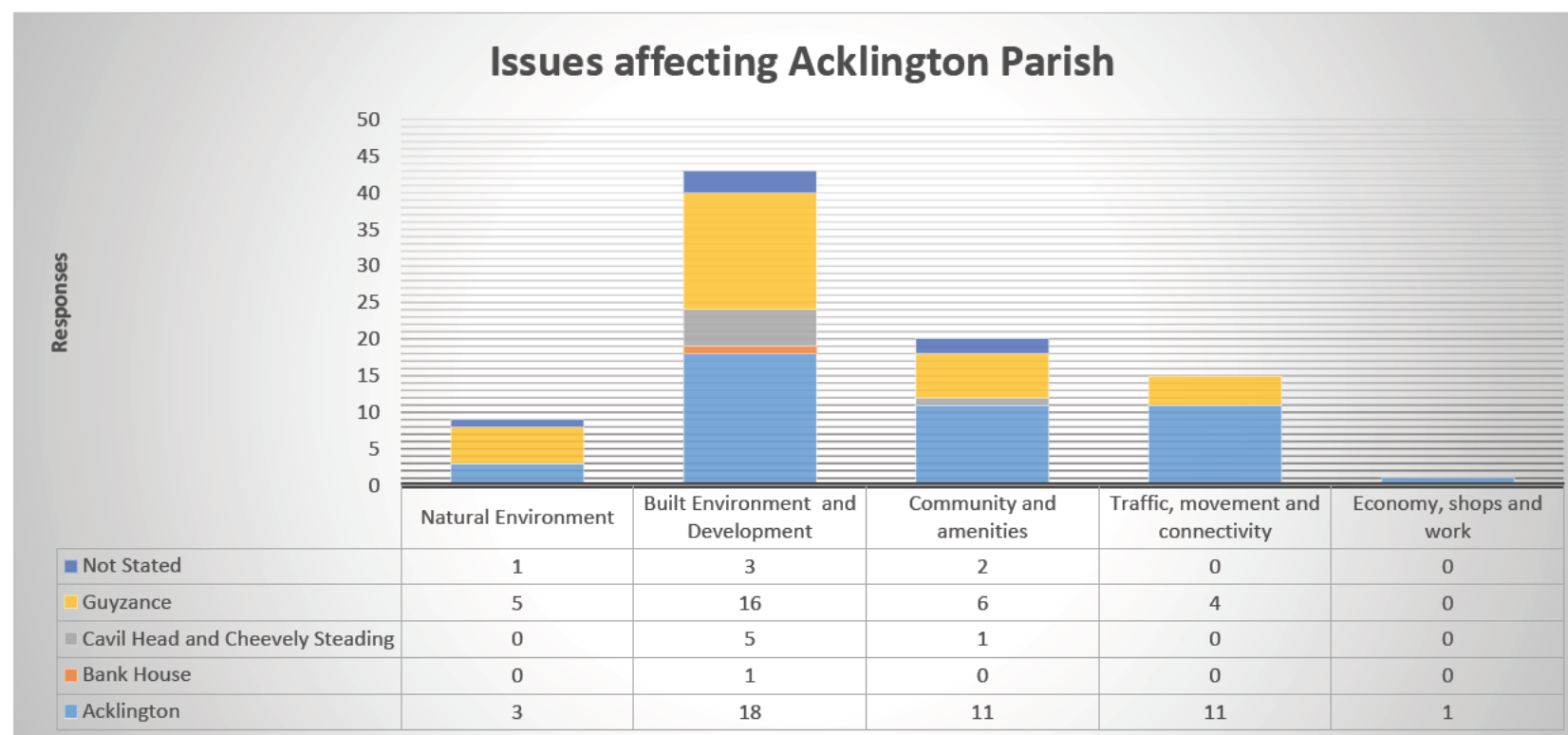


What issues affect Acklington parish (now and in the future)?

The key themes in the responses are

- **Built environment and development** – over development, development on rural land, lack of facilities with new development, increase in holiday lets, lack of affordable housing
- **Community and amenities** - closure of school, lack of shops, number of trains, more bus stops
- **Traffic, movement and connectivity** – state of roads, speeding
- **Natural environment** – loss of biodiversity, dark skies and footpaths for access to countryside
- **Economy, shops and work-** providing a village shop

The overall response summary is shown below

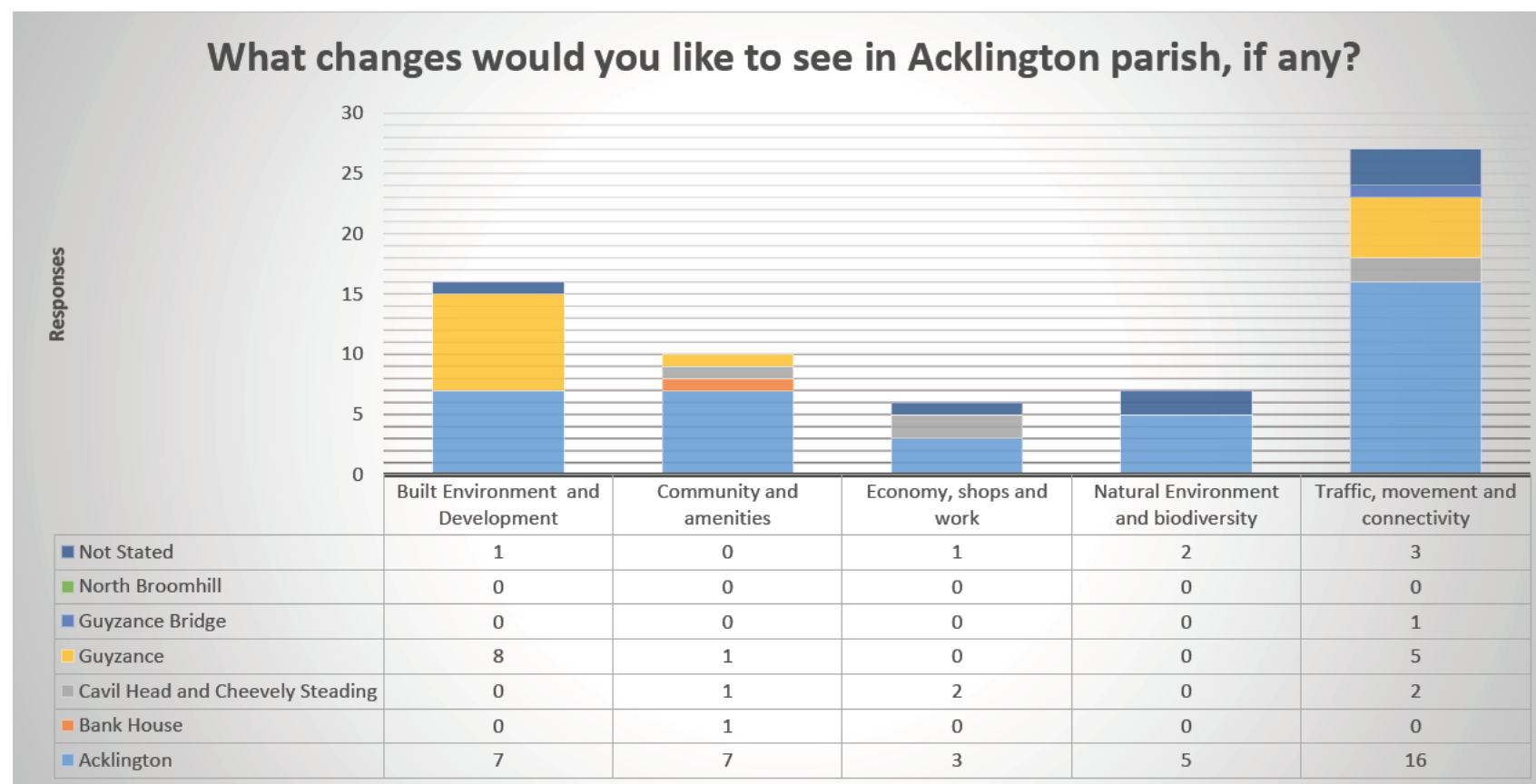


What changes would you like to see in Acklington parish, if any?

The key themes in the responses are

- **Traffic movement and connectivity** – better road surfaces, less speeding, more footpaths and better signage, faster broadband
- **Building and development** – limits on housing development and second homes, more affordable housing,
- **Community and amenities** – more village events, play areas for children
- **Natural environment** – support and emphasis for nature and wildlife
- **Economy** – local facilities such as shops, cafes

The overall response summary is shown below



What do you like about where you live?

The key themes in the responses are

- **Natural environment and biodiversity** – rural character and atmosphere, tranquillity and quietness, footpaths, wildlife
- **Community and amenities** – sense of community, friendliness of neighbours, level of permanent residents
- **Built environment** – village feel and permanent residential population

The overall response summary is shown below



A sample of the responses and how they have been categorised is shown below

Response Number	Which part of the parish do you live in?	What is important to you in Acklington parish?	Location of response	Subject area	Count	Show in summary
1	Guyzance	Preserving the integrity of the conservation area. Wildlife. Dark skies	Guyzance	Natural Environment and biodiversity	1	y
			Guyzance	Built Environment and Development	1	y
2	Guyzance Village	That changes to buildings and new developments are approached with sensitivity to their surroundings, green spaces are preserved for the enjoyment of everyone.	Guyzance	Built Environment and Development	1	y
			Guyzance	Natural Environment and biodiversity	1	y
11	Acklington	Retaining the village atmosphere and development of open green.	Acklington	Built Environment and Development	1	y
12	Acklington	Maintaining the quintessential village feel to the area	Acklington	Built Environment and Development	1	y
15	Acklington	Retaining small village charm, peace and quiet	Acklington	Built Environment and Development	1	y
16	Guyzance Village	The quiet rural nature of much of the parish	Guyzance	Natural Environment and biodiversity	1	y
17	Guyzance	Conserving and enhancing the historic character and special quality of the landscape in Guyzance. Acklington is a rural parish and it is important to conserving landscape features such as hedgerows and dry stone walls. It is critical to avoidance the expansion of settlements outside their current boundaries. Any new housing should be restricted to the use of infill development in Acklington village and the use of brown field site. The protection of dark skies is also important.	Guyzance	Built Environment and Development	1	y
			Guyzance	Natural Environment and biodiversity	1	y
21	North Broomhill	The road through Acklington and North Broomhill should have more traffic calming measures.	North Broomhill	Traffic, movement and connectivity	1	y
24	Cheeveley Steading	The rural nature of the area being preserved	Cavil Head and Cheevely	Natural Environment and biodiversity	1	y
25	Cavil Head Farm	That the nature of the Parish is not changed with too much urbanisation.	Cavil Head and Cheevely	Built Environment and Development	1	y
28	Acklington Village	Maintaining community links and support / Environmental issues.	Acklington	Community and amenities	1	y
			Acklington	Natural Environment and biodiversity	1	y
31	Acklington	My friends and neighbours of course, our sense of community, but when it comes to surroundings they include our Village Hall, countryside, public footpaths, church, but most important, our oldest inhabitants - our TREES.	Acklington	Natural Environment and biodiversity	1	y
			Acklington	Community and amenities	1	y
36	Acklington	Nature/wildlife/keeping the parish wild without too much interference from us. Public transport is good, a good community spirit. Close to the coast. Village Hall, the Community Team.	Acklington	Community and amenities	1	y
			Acklington	Natural Environment and biodiversity	1	y

Response Number	What do you think is bad or could be improved?	Which part of the parish do you live in?	Subject area
1	Guyzance Over development changing the character of the parish	Guyzance	Built Environment and Development
3	Acklington Village The traffic and the inappropriate parking around the area	Acklington	Traffic, movement and connectivity
5	Bank House The roads. We are always having to report problems to NCC whereas if the Parish Council took an interest in the state of our local roads other than the ones in Acklington itself then we wouldn't have to chase for pot holes to be filled and roads to be patched up!	Bank House	Traffic, movement and connectivity
13	Acklington Speeding is a major problem especially first thing in the morning. Why does Acklington not have speed indicators? We have a long straight through the village which encourages excessive speeds. Broomhill/Hadston have 3 in the space of 1.5 miles! A number of other villages in the area also have them. Rubbish is a problem around the village especially in the area around the mart. Whilst more bins is not the complete answer it will help.	Acklington	Traffic, movement and connectivity
14	Acklington Lack of amenities. No shop, no school.	Acklington	Community and amenities
		Acklington	Economy, shops and work
15	Acklington Not so happy about all the new developments happening recently. Think it could spoil the feel of the village and increase traffic through the main road which can already sometimes be fast. Also don't think there are enough amenities to support more residents.	Acklington	Built Environment and Development
		Acklington	Traffic, movement and connectivity
		Acklington	Community and amenities
16	Guyzance Village Very poor transport infrastructure, inadequate maintenance of the roads. Little effort by planners to protect the conservation area	Guyzance	Built Environment and Development
		Guyzance	Traffic, movement and connectivity
17	Guyzance Improving highways and infrastructure (utilities inc. internet provision) could be improved. The volume of traffic on local roads has increased and resulted in poor infrastructure. Many of the new housing developments have small garden so allotments in Guyzance Village and in Acklington should be provided.	Guyzance	Traffic, movement and connectivity
		Guyzance	Built Environment and Development
34	Cavil Head Farm Lack of amenities and as a result having to regularly drive for everyday items such as bread, milk and newspaper which in turn leads to higher emissions. Condition of Rake Lane due to vehicles having access which has resulted in deep ruts that has subsequently led to flooding. This means that the route is often impossible to walk which is such a shame given it's historical significance as part of St Oswald's Way. Frequency of trains into Newcastle - seems like madness having to drive north to Alnmouth in order to get a train during the day - especially when we are being encouraged to cut down on our Co2 emissions.	Cavil Head and Cheevey Steading	Traffic, movement and connectivity
		Cavil Head and Cheevey Steading	Economy, shops and work
		Cavil Head and Cheevey Steading	Community and amenities

Response number	Which part of the parish do you live in?	What issues affect Acklington parish (now and in the future)?	Which part of the parish do you live in?	Topic
2	Guyzance Village	Encroaching development in Acklington will create more need for facilities for everyday life: currently limited bus and train services, no shops, schools, doctor's surgery. Most journeys have to be by car, will that create problems in an ageing population.	Guyzance Guyzance	Traffic, movement and connectivity Community and amenities
3	Acklington Village	The houses being built now is changing the area and there's no amenities to cope with then	Acklington	Built Environment and Development Community and amenities
5	Bank House	To restrict the number of housing developments which we are seeing gather pace at an alarming rate and realise that without the infrastructure of a small town you can't keep over developing small villages and parishes such as Acklington. Also for the Parish Council to be aware of developers targeting our area for even more holiday cottages and camping pods.	Bank House	Built Environment and Development
6	Field House Close	Increase in traffic, noise, loss of village setting.	Acklington	Traffic, movement and connectivity
7	Field House Close.	Overcrowding, increase in traffic and noise	Acklington	Traffic, movement and connectivity
9	Acklington	Increase in size of village and consequently more traffic.	Acklington Acklington	Traffic, movement and connectivity Built Environment and Development
15	Acklington	It was appalling that the school was hurriedly closed before the new houses were built. Slamming shut the school gates knowing full well that two developments of family homes were soon to be underway was a disgusting, shortsighted dereliction of duty to the community.	Acklington	Community and amenities
22	North Broomhill	I would have thought the area getting too built up.	North Broomhill	Built Environment and Development
33	Cheeveley Steading	Pressure for residential development. I think that some small scale housing infill or 'brown field' development might be acceptable within the existing main village boundaries. However, any extension of the village envelope or isolated housing in open countryside should be resisted	Cavil Head and Cheevely Steading	Built Environment and Development
34	Cavil Head Farm	Growth and spread of housing without any local amenities to support this.	Cavil Head and Cheevely Steading Cavil Head and Cheevely Steading	Built Environment and Development Community and amenities
42	Main estate	Proportional housing development, mixed housing development (more affordable housing in the mix)	Not Stated	Built Environment and Development
52	Acklington Village	Provision of services such as more bus routes and the need for a village shop to provide basic necessities within walking distance of the residents. Elderly people run the risk of becoming more isolated as do single parents.	Acklington	Community and amenities

Response number	Which part of the parish do you live in?	What changes would you like to see in Acklington parish, if any?	Which part of the parish do you live in?	Topic
3	Acklington Village	I would like the area to stay the way it is.	Acklington	
		I know this can not happen however	Acklington	
		Less concrete and more greenery	Acklington	Built Environment and Development
5	Bank House	To be seen to get out and about in the Parish to council local opinions and feelings about our area outside of Acklington village itself. Be visible and represent the whole of the Parish.	Bank House	Community and amenities
9	Acklington	Stop any further developments which will destroy what we have.	Acklington	Built Environment and Development
		Respect for greenfield areas	Acklington	Natural Environment and biodiversity
		Effective traffic calming.	Acklington	Traffic, movement and connectivity
10	Acklington	Maintenance of the pavements leading to the train station parts are so over grown you have to walk on the road. The village needs some form of traffic calming as vehicles do speed through the village	Acklington	Traffic, movement and connectivity
13	Acklington	Better public transport links. At least 4 trains a day in either direction would be a start. Also a bus service that stops at the west end of village.	Acklington	Traffic, movement and connectivity
15	Acklington	Further speed deterrents perhaps, more village events maybe reach out to residents to get ideas of what would be wanted and attended (recent local fair could have been better if more people were involved and more store holders such as from morwick or the brewery and local independent businesses)	Acklington	Traffic, movement and connectivity
			Acklington	Community and amenities
16	Guyzance Village	More control of housing development	Guyzance	Built Environment and Development
19	Acklington	Restriction of the availability of Holiday Homes. (Warkworth and Cavil Head are good examples of local residents being outnumbered by casual occupants. As the number of houses being built increases perhaps the availability of a convenience store and fuel station.	Acklington	Built Environment and Development
26	Cavil Head Farm	Fast Broadband	Cavil Head and Cheevely Steading	Traffic, movement and connectivity
		Local facilities such as a village shop, school	Cavil Head and Cheevely Steading	Economy, shops and work
		Link Cavil Head to the main sewer network.	Cavil Head and Cheevely Steading	Community and amenities
42	Guyzance Village	Improved road surfaces.	Guyzance	Traffic, movement and connectivity
43	Guyzance	More attention given to the deteriorating unsustainable roads which support our Parish and respect for the conservation area within Guyzance hamlet.	Guyzance	Traffic, movement and connectivity
44	Guyzance Village	No more new houses. High level of rates charged for second and holiday homes	Guyzance	Built Environment and Development

Response number	Which part of the parish do you live in?	What do you like about where you live?	Which part of the parish do you live in?	Topic
1	Guyzance	The rural environment and community spirit	Guyzance	Natural Environment and biodiversity
			Guyzance	Community and amenities
4	Guyzance	I love where I live and feel the village is special. There is nowhere like it. I love the quiet, the rural atmosphere, the dark starry skies, sense of space, historic buildings, the wildlife and sense of community. We lived in a city before and have been amazed at the sense of community, which made such a difference in lockdown, we have never known such a strong sense of community or had such considerate neighbours. People who live here care, this is what has retained the character of the hamlet and made it the place it is.	Guyzance	Natural Environment and biodiversity
				Community and amenities
5	Bank House	It's rural setting	Bank House	Natural Environment and biodiversity
7	Field House Close.	Small rural community, good neighbours, litter picking	Acklington	Community and amenities
10	Acklington	The peace quiet of a small community	Acklington	Community and amenities
11	Acklington	The friendly attitude of the people which is more usually found in small communities.	Acklington	Community and amenities
12	Acklington	An abundance of fields and not too much development of new houses	Acklington	Natural Environment and biodiversity
14	Acklington	Quiet, relaxed place to live	Acklington	Natural Environment and biodiversity
15	Acklington	Love the semi rural location, surrounded by great walks and outdoor spaces, it's quiet and peaceful. The neighbours we have are all lovely people.	Acklington	Natural Environment and biodiversity
17	Guyzance	The tranquil rural nature of the area and the high percentage of permanent residents give the parish a distinct atmosphere. The distinct boundaries between Acklington, Guyzance Bridge, Bank House and Guyzance Village contribute to this.	Guyzance	Built Environment and Development
			Guyzance	Community and amenities
			Guyzance	Natural Environment and biodiversity
21	North Broomhill	We moved here for the peace and quiet. It's lovely.	North Broomhill	Natural Environment and biodiversity
25	Cheeveley Steading	The rural outlook and the peace and quiet	Cavil Head and Cheeve	Natural Environment and biodiversity
26	Cavil Head Farm	Rural tranquillity. Great views. Proximity to great walking and wonderful beach	Cavil Head and Cheeve	Natural Environment and biodiversity
33	Cheeveley Steading	Open outlook, access to well maintained public footpaths	Cavil Head and Cheeve	Natural Environment and biodiversity
41	Guyzance Village	Rural character and tranquillity, including dark skies	Guyzance	Natural Environment and biodiversity
53	Guyzance Bridge	The relative tranquillity.	Guyzance Bridge	Natural Environment and biodiversity

APPENDIX E: Vision and Objectives Questionnaire



The **Acklington Neighbourhood Plan** will give us a unique opportunity to shape how our parish develops into the future.

Following our initial survey carried out in Autumn 2021 we have been working hard to turn the aspirations of the community into planning policies in our future Neighbourhood Plan.

The results of that survey are available on our website at :XXX

We have listened to what you have said and have compiled this consultation to focus our policies for Acklington up until 2036 (a 14-year Plan period).

We have set out the vision for the Acklington Neighbourhood Plan and a set of objectives which are based on key themes. With each objective, we have identified specific policy areas which we think would help achieve those objectives, or asked you questions about how you think we could achieve the objectives.

At our **open day**, which will take place in **Acklington Village Hall on the X of X**, we will have large scale maps, which you can look at, and provide feedback on where you think development should take place.

After each objective there are suggested planning policies or approaches we could have to achieve these objectives and the vision. Please could you fill in the boxes and give us your views. Or you could write to us at:

You can also complete this form on-line via our Parish website: [XXX](#) and follow the links to the Neighbourhood Plan.

Please can you return your comments to us by July 15th 2022.

VISION

That the parish of Acklington remains attractive and sustainable place to live and work and that future development respects the quiet rural environment and is in keeping with the historic character of the diverse settlements in the parish.

Do you agree with this Vision?

How could it be changed/improved to reflect the future for Acklington Parish?



HOUSING AND SETTLEMENT BOUNDARY



Figure 1: This is the settlement boundary already defined in the Northumberland Local Plan

Objective 1: To ensure that new development is sustainable, meets local needs and is in keeping with the scale and design of local buildings and places and preserves the beauty of the open countryside and valued local landscapes.

Do you support this objective?

To deliver this objective we could have policies that:

- Either keep the settlement boundary the same, or change it to allow a small amount of new housing;
- Ensure that any new housing meets local needs;
- Make sure that new development is well designed and fits in with our community

Why? In the survey, most people have said that they think there has been too much development recently in Acklington without enough facilities.

However, some people have said that they think there should be more affordable housing, and housing for older people. Some people have said there are too many second homes/holiday homes in the area.

Should we extend the settlement boundary to allow for more housing? If yes, what type of housing would you support? E.g. housing for older people, affordable housing, market housing.

If yes, where would you like to see more housing land allocated for that specific purpose? (We will have maps in the village hall on the open day, or you can tell us here):

Are there any other places in the parish where you think new housing should be allowed? If so, where?

Should we restrict new holiday homes? Why?

ACKLINGTON NEIGHBOURHOOD PLAN
VISION AND OBJECTIVES CONSULTATION
JUNE 2022



OUR LOCAL COMMUNITY



Objective 2: To support the local community by the protection of existing, and the encouragement of new, community facilities, and by the maintenance of green spaces, outdoor recreation areas and the network of local footpaths and bridleways.

Do you support this objective?

- We could have planning policies to support the provision of new community facilities and identify existing community facilities that could be protected from change of use
- We could identify green spaces in the parish that are special and designate them as Local Green Spaces (which are protected in the same way as the Green Belt)

Why? A lot of people responded to the initial consultation saying that they would like to see more facilities in the parish, in particular a café and a shop.

People have said that they really value the natural environment and green spaces in the parish

Would you support a planning policy protecting our existing community facilities and supporting the provision of new ones?

What community facilities do you value in the Parish?
(Please list here)

What green spaces do you value in the parish, and why?
(Please list here and under the 'natural environment' section, and be as specific as you can about where each space is, and why you value it.

RURAL BUSINESS



Objective 3: To support and encourage new local services and businesses, while protecting the tranquil rural character of the area and the amenity of residents.

Do you support this objective?

Why? Many of our local businesses also provide a local service which contributes to the sustainability of our community

Do you have ideas as to how we can support local businesses in the parish? What kind of local businesses should we be supporting?

Are there any specific businesses which should be referred to in the plan?



NATURAL ENVIRONMENT



Objective 4: To enhance the natural environment by ensuring that new development delivers a net gain for biodiversity and that areas of value to wildlife are protected

Do you support this objective?

Why? Almost everyone who responded to our initial questionnaire wanted us to do more for the natural environment.

Are there places in the parish that need special protection? Do you have other ideas for enhancing biodiversity in the parish?

HISTORIC ENVIRONMENT



Objective 5: To ensure that new development preserves and enhances the character and integrity of the Guyzance conservation area and other heritage assets in the neighbourhood area, including the historic centre of Acklington.

Do you support this objective?

- we could have planning policies that protect the special character of the Guyzance Conservation Area.
- We could identify a historic core for Acklington village with a policy to conserve its special character
- We could identify local historic buildings of interest and compile a list of these

Why? People responded to the questionnaire saying that they really value the historic environment, and in particular the special character of Guyzance.

Do you have ideas for which buildings or landscapes locally should be identified as being of local historic interest?

APPENDIX F: Responses to Regulation 14 Consultation

APPENDIX F: CONSULTATION RESPONSES:

Respondent	Comments from statutory bodies	Response/amendments
Northumberland County Council (NCC)	<p>Thank you for consulting the County Council on the Pre-Submission Draft Acklington Neighbourhood Plan.</p> <p>Our comments are presented in the schedule that follows this letter.</p> <p>Comments have been made about both the supporting text, which sets the context for the policies, and on the policies proposed for inclusion in the Plan.</p> <p>There are a number of areas where we have identified concerns in terms of how well the Plan currently meets the 'basic conditions'. We would hope that you will see these comments as critical support. They are intended to inform modification to the Plan so that it best meets the expectations of the Parish Council in terms of the future determination of development proposals, and, crucially, that the Plan can proceed to independent examination once it has been submitted, with a greater expectation of a positive outcome.</p> <p>I hope the comments made by the County Council are helpful in reaching a conclusion to plan preparation. We will, of course, continue to support the Parish Council with advice as necessary and with practical support on any modifications required to the Plan once you have had a chance to review all of the representations received in response to the current consultation.</p> <p>Finally, I would advise that the comments made by the County Council in response to this consultation on the Pre-Submission Draft Plan do not constitute a formal opinion about whether the Plan as currently drafted meets the 'basic conditions'.</p> <p>The County Council is not required to issue a decision statement in respect of that matter until the independent examination has been completed. We would therefore</p>	

	reserve the right to make further representations as necessary following the submission of the Plan to the County Council.	
NCC	<p>All policies</p> <p>There are many instances of double spaces used at the end of sentences within the Plan. In order to ensure that the document is accessible, these should be replaced with single spaces. The text within the Plan is justified, which can cause issues in terms of the accessibility of the document. Text within the Plan should be left-aligned. Blue text within the Plan should be amended to black text to aid the accessibility of the document.</p> <p>For ease of use of the document, it is considered that the paragraphs within the policies should be numbered, as this makes the policies easier to refer to in decision making.</p> <p>Text should read:</p> <p>Para 1.2 <i>“This Neighbourhood Plan (hereafter referred to as the Acklington Neighbourhood Plan or (ANP) sets...”.</i> <i>“It will form part of the statutory planning framework development plan for the area, and the policies contained within it will be used to determine planning applications submitted to the Council within the neighbourhood area.”</i></p> <p>Text should read:</p> <p>Para 1.2 <i>“It will form part of the statutory planning framework development plan for the area, and the policies contained within it will be used to determine planning applications submitted to the Council within the neighbourhood area.”</i></p>	<p>All suggested amendments made.</p> <p>Noted and amended.</p> <p>Noted and amended.</p> <p>Para 1.2 amended</p>

	<p>Para 1.4</p> <p>This paragraph should make it clear that the Parish Council is the qualifying body for neighbourhood planning and that the Neighbourhood Plan is the Parish Council's Plan.</p> <p>Text should read:</p> <p>Para 1.5 <i>"This neighbourhood plan establishes a vision for the future of the neighbourhood area over the plan period (up to 2036), and a set of objectives, and seven planning policies. This plan period is designed to aligns with the Northumberland Local Plan (adopted March 2022) which covers the same period."</i></p> <p>This paragraph refers to issues raised by residents through consultation and includes key concerns which include <i>"support for new housing development which is more directly related to the housing needs of people living in the neighbourhood area."</i></p> <p>Para 3.3 However, while paragraph 6.21 makes reference to the type of housing recently permitted in Acklington village not meeting the needs of people in the parish, the Plan's policies do not cover the issue of housing need. It is therefore considered that the reference in para 3.3 should be removed.</p> <p>Paras 5.4 to 5.9 This text refers to the NPPF (July 2021). Since the commencement of the Regulation 14 Consultation on the Acklington Neighbourhood Plan, a revised NPPF was published in December 2023. The Neighbourhood Plan should be revised to ensure that any changes in national policy are reflected in the Plan.</p> <p>Para 5.11 This paragraph should be updated to reflect that an SEA Screening Opinion was requested by the Parish Council and</p>	<p>Noted and altered</p> <p>Noted and altered</p> <p>Paragraph has been altered but not removed.</p> <p>Noted, the Plan has been checked to ensure any references to NPPF policy are correct.</p>
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	<p>subsequently completed by the County Council. Suggested text for inclusion in the Submission Draft Plan is included below:</p> <p><i>“The Acklington Neighbourhood Plan (Submission Draft Plan) is accompanied by Screening Opinions relating to Strategic Environmental Assessment and Habitats Regulations Assessment. These confirm that the need for both Environmental Assessment (SEA) and Appropriate Assessment under the Habitats Regulations are screened out.”</i></p> <p>In para 6.25, reference is made to the low levels of light pollution experienced in the neighbourhood area and the importance of dark skies has been raised through consultation with the community. However, none of the Plan’s policies address this or set out any requirements regarding lighting.</p> <p>Paragraph sets out a brief summary of key issues raised by the community during earlier consultation relating to the neighbourhood plan. Of the six bullet points listed, the Plan does not appear to deal with three of these.</p> <p>Consideration should be given to either revising the Plan to seek to address the issues highlighted by the community, inclusion of an explanation as to why this is not included in the plan (for example issues which may already be covered by policies in the Northumberland Local Plan), or to removing references to key issues raised.</p> <p>Text is confusing and should be replaced as follows:</p> <p>Para 7.3 Existing text:</p>	<p>Noted and altered.</p> <p>This is because the matter is already covered in the NLP and it was not considered necessary to repeat that policy.</p> <p>Noted. A further paragraph explaining why some of the matters addressed could not be delivered has been drafted.</p>
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	<p><i>“There are 7 policies proposed in the ANP to deliver these objectives, recognising that there are limitations to how many of these objectives can be achieved through planning policies alone.”</i></p> <p>Suggested revised text:</p> <p><i>“There are 7 policies in the ANP which deliver these objectives.”</i></p> <p>Second sentence should read:</p>	Amendment made.
Para 7.4	<p><i>“This means that any proposal should be assessed and considered in accordance with the ANP as a whole and in accordance with the Northumberland Local Plan 2022, unless material considerations indicate otherwise.”</i></p>	Amendment made.
Para 10.1	<p>Text should read: <i>“Nearby is the Railway Inn, which is a well-used facility...”</i></p>	Amendment made.
Para 11.5	<p>Reflecting comments on Policy ANP4, it is considered that the final sentence of this paragraph regarding hedgerows should be removed.</p>	Noted however ANP4 will still refer to hedgerows.
Para 11.6	<p>References to veteran trees should also incorporate ancient trees. As above, taking account of comments on Policy ANP4, reference to the replacement of trees at a ratio of 3:1 should be removed.</p>	Noted and reference to 3:1 removed.
Para 11.10	<p>Reference to the Environment Act should be amended to reflect recent changes in legislation regarding Biodiversity Net Gain.</p>	Title amended.
Appendix A	<p>The title is missing.</p>	Glossary has been checked.
Glossary of Terms	<p>The Glossary should be checked and updated to ensure that the definitions contained within it are consistent with the updated NPPF. It is important to note that the NPPF now includes a new footnote in the affordable housing definition.</p>	

	<p><i>Vision & Objectives</i></p> <p>1. No comments</p> <p><i>Policies</i></p> <p>Policy ANP1: Development in Acklington Village</p> <p>The first sentence of the policy implies that this policy will relate to all development, which would include anything requiring planning permission. Considering this, the policy sets out requirements (“must”) which are unreasonable for some forms of development. It is considered that the first sentence of the policy should be removed and that the paragraphs should be numbered 1, 2, 3 etc.</p> <p>The County Council notes the inclusion of reference to the historic core within Policy ANP1. However, it is considered that some further thought should be given to amending the boundary of the historic core. The historic OS maps which have helped inform the boundary of the historic core show areas of land which have subsequently seen development which is not consistent with the purposes of designating the historic core. For example, the row of bungalows to the south of the main road are a relatively modern addition to the village and do not contribute positively to the historic core. While that area of land was enclosed by the historic development of Acklington Village, it did not appear in its current form. Some notable buildings are omitted from the historic core; these include the converted former agricultural buildings on Dairy Court and also Field House Farmhouse. It is considered that these could be included within the historic core.</p> <p>Some sections of text within Policy ANP1 should be amended as follows:</p> <p><i>“(a) Proposals for development within the and historic core of the village...”</i> <i>(c) ...particularly where the development shares a boundary with a Local Green</i></p>	<p>‘where applicable’ has been inserted into the first sentence to clarify.</p> <p>It is not clear why 1,2,3 is preferable to a,b,c?</p> <p>The modern houses and bungalow on the south of the main road are already excluded.</p> <p>Dairy Court has been re-developed – this is explained in the supporting text. It is for this reason that it is not included in the historic core. Field House Farmhouse is removed and not considered to be within the ‘core’ of the village although it could be identified as a NDHA. Additional ‘and’ removed.</p>
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	<p><i>Space, green verges and or hedgerows.”</i></p> <p>It is considered that the supporting text could be simplified; it simply needs to highlight that there are 2 areas within the settlement: the historic core, and more recent development outside the historic core. Figure 2 does not seem relevant. The approach to development outside the historic core is the same, in that “special regard will be had to materials, design and layout of development”. The policy is only seeking a different approach for the historic core, with the rest of the settlement treated based on its character. It is considered that the supporting text and Figure 3 do not need to show 3 separate character areas and it would be more appropriate to simply identify the historic core and why development within it should be treated differently to elsewhere in the settlement.</p> <p>Policy ANP1(b) should refer to development within the settlement boundary for Acklington but outside the historic core.</p> <p>The supporting text does not set out a clear justification for criterion (c), particularly regarding the incorporation of significant new planting and landscaping. The policy sets out requirements which could alter the character of the area considerably in terms of planting requirements.</p> <p>Policy ANP1(d) is supportive of the creation of links but does not add anything over and above existing policies in the Northumberland Local Plan. It is therefore considered that criterion (d) could be removed.</p> <p>Policy ANP2: Principal Occupancy Dwellings</p> <p>It is considered that the term “principal occupancy” should be replaced with “principle residency” to bring the policy in line with Northumberland Local Plan Policy HOU10.</p>	<p>Alteration made</p> <p>It is considered that Figure 3 helps explain why the historic core is identified.</p> <p>It had been advised not to use the term ‘settlement boundary’ within Policy ANP1.</p> <p>This is considered beneficial, and is what the community wanted.</p> <p>This is considered to be relevant to Acklington so will be left.</p> <p>Noted, and altered.</p> <p>The Topic Paper is awaiting a breakdown of</p>
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	<p>The supporting text at paragraph 9.4 refers to the evidence base paper on Second Homes (Topic Paper 5). However, this does not appear to be available on the Parish Council's website.</p> <p>It should be made clear what the basis for the 20% threshold is, i.e. whether it is the latest Census data on homes with no usual permanent resident, or whether it's based on Council tax and Business rates data, or other local analysis.</p> <p>The Policy is not sufficiently clear about which areas the requirement would apply to. It should specifically state that this refers to within the settlement boundary for Acklington and Guyzance conservation area.</p> <p>We would like to make the point that having a principal residence restriction policy would not necessarily preclude the development of holiday lets.</p> <p>Policy ANP3: Community Facilities</p> <p>We would question whether the requirement to market the facility for at least six months is reasonable. Northumberland Local Plan Policy INF 3 would only require this for the public house.</p> <p>Policy ANP4: Woodlands, Trees, Hedgerows and Wildlife Corridors</p> <p>The second paragraph is incorrect as there is long-established policy reflected in Natural England Standing Advice and appeal decisions that there should be a 15m buffer between the curtilage of any dwelling and the edge of ancient woodland, and that this buffer zone should not be used for services or any other form of development. Reference to the 10m buffer should therefore be amended to 15m.</p> <p>The third paragraph is problematic as it is not clear how a mature hedge would be defined. A large proportion of hedges in Northumberland are certainly mature (for example 18th-19th century Enclosure Act hedges) but these are often very species- poor</p>	<p>census data to Parish level to help inform the policy.</p> <p>This Topic Paper will be updated and finalised for the submission version of the plan and the Plan will be amended accordingly.</p> <p>Policy altered to refer to SB for Acklington and Guyzance CA.</p> <p>This is considered reasonable, supporting text and policy altered.</p> <p>Noted, reference changed to 15m.</p> <p>Any mature hedge whether species rich or</p>
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	<p>(often almost 100% hawthorn) and, while undoubtedly valuable features, are quite straightforward to compensate for through new hedgerow planting or improved management of existing badly managed hedges. Therefore it could be difficult to defend a decision to refuse an application because of the impact on a mature hedge.</p> <p>The first sentence of the third paragraph is unreasonable and should be deleted.</p> <p>The first sentence of the fourth paragraph should refer to ancient and veteran trees, not just to veteran trees, so that it is consistent with the NPPF and Northumberland Local Plan. The second sentence should refer to exceptional circumstances and where an adequate compensation scheme has been agreed with the LPA, rather than where there is a 3:1 replacement ratio. Compensation is something that needs to be considered on a case by case basis and automatically requiring replacement at 3:1 ratio will set the bar too low in some circumstances.</p> <p>The paragraph concerning the Coquet SSSI reflects national policy wording.</p> <p>Policy ANP5: Local Green Spaces</p> <p>The inclusion of Local Green Space designations in the neighbourhood plan is supported. It is considered that the Local Green Space background paper provides evidence to justify the inclusion of these in the Plan.</p> <p>Policy ANP6: Guyzance Conservation Area and Guyzance Village</p> <p>For clarity, this policy should be re-named 'Guyzance Conservation Area' as it fully incorporates the village of Guyzance.</p> <p>The third paragraph of the policy does not take account of legitimate reasons why a tree may be removed in a conservation area. Currently in Northumberland, any request to cut down, top, lop (cut off a branch, limb or twig) or uproot a tree in a conservation area must be submitted to the County Council with at least six weeks' notice. Work must not</p>	<p>not, has a high biodiversity value. However, wording has been altered to reflect comments.</p> <p>Paragraphs have been altered as suggested.</p> <p>Noted.</p> <p>Noted and altered.</p> <p>Noted, but no change to the policy needed, as the policy refers to</p>
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	<p>start within the six week period. Submitting notice of an intention to carry out work currently allows the County Council to consider if it is acceptable and if an order should be made to protect the trees. It is important to acknowledge that notice is not required for the following:</p> <ul style="list-style-type: none"> • works to a tree whose diameter does not exceed 75mm or 100mm if cutting down trees to improve the growth of other trees, e.g. thinning. Diameter must be measured over the bark of the tree at 1.5 metres above ground level and, where a tree has more than one stem at 1.5m each stem should be measured at that point; • works carried out by, or on behalf of the County Council; • works necessary to implement a planning permission; • the necessary pruning of fruit trees for cultivation on a commercial basis; • if the tree needs urgent works to make it safe, there are separate arrangements. <p>Taking account of the above, the third paragraph is not appropriate for inclusion in the policy.</p> <p>The final paragraph requires all proposals for residential development in the conservation area to be for principal residency only but this is not reflected in Policy ANP2 which does not specify the area within Guyzance to which the policy applies. We recommend that this paragraph is deleted and that the issue is addressed through Policy ANP2.</p> <p>Additionally, the final paragraph makes reference to “<i>all proposals for residential development</i>” which would include extensions and other development which may not result in the creation of a new dwelling. It is therefore considered that the policy should</p>	<p>development proposals, not to applications specifically for trees.</p> <p>The paragraph relates to proposals for development which may involve the loss of a tree, not TPO applications. The paragraph will be retained.</p> <p>This part of the policy is directly relevant to Guyzance Conservation Area.</p> <p>Noted, policy has been amended.</p>
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	<p>be amended to reflect that the principal occupancy restriction would apply to any new dwellings.</p> <p>Policy ANP7: Non-Designated Heritage Assets</p> <p>The policy is incorrectly numbered ANP6 and should be renumbered as ANP7.</p> <p>Many of the non-designated heritage assets identified in Appendix A are located in the Guyzance area. Consideration should be given as to whether any other assets exist in other areas of the Parish which may be suitable for inclusion.</p> <p><i>Policies Map</i></p> <p>The Acklington Inset Map refers to Guyzance Conservation Area in the legend. This should be removed as it is not relevant to Acklington Village.</p>	<p>Noted and re-numbered.</p> <p>The allocation of the historic core in Acklington covers most of the NDHAs outside the Guyzance Conservation Area.</p> <p>Noted, and will be changed.</p>
Natural England (NE)	No specific comments – Annex with information on natural environment information sources sent	No alteration needed.
National Grid	No specific comments.	No alteration needed
National Gas Transmission	No specific comments; map included showing National Gas Assets for information	No alteration needed
National Highways	No specific comments	No alteration needed
Historic England	<p>Thank you for consulting Historic England on the pre-submission draft of the above neighbourhood plan. As the public body that advises on England's historic environment, we are pleased to offer our comments.</p> <p>Historic England is keen to ensure appropriate protection of the historic environment in neighbourhood plans. Having reviewed the information in correspondence of 8</p>	

	<p>December, we do not consider there is a need for us to be involved in development of the plan but as the plan area contains a number of designated heritage assets and the potential for non-designated heritage assets, I set out some specific comments on the draft below, followed by some general advice.</p> <p>Detailed comments</p> <p>I welcome the attention paid to the historic environment in the draft plan. You have a positive strategy for the historic environment and you tackle the topic appropriately for the heritage assets in the plan area, although some amendments are recommended:</p> <ul style="list-style-type: none"> • In Objective 5, it would be better to say "...enhances the significance of the historic...". Use of terms such as "integrity" is more debatable without discussion of what that means for the assets in the parish. The term "significance", which is defined in the NPPF, already allows characteristics that are important (such as character, quality, intactness or rarity, as relevant to individual assets) to be brought out in planning arguments. • Policy ANP1 is welcome. The recent loss of burgage plot development pattern is indeed regrettable and could have been avoidable with design that better reflected local context, as guided by the NPPF and the National Design Guide. You should consider rewording the sentence in (a) starting "special regard..." to better set out which aspects of design are relevant. Paras 20-32 of the National Design Guide (https://www.gov.uk/government/publications/national-design-guide) can help you decide which words to include. I also suggest deleting "northern" so traditional layouts can be better protected wherever they occur. <p>Policy ANP5 is welcome. You should refer to the County Council's <i>Northumberland Landscape Character Assessment</i> to support the historical interest for proposed designation LGS4. This explains that character area 39, in which the plan area lies, is a landscape heavily modified by coalmining and restoration, so fragments of historic ridge and furrow are rare. This increases their historic significance. There may be other information in the assessment to support the other proposed LGS designations, too.</p> <p>Policy ANP6 (Guyzance Conservation Area and Guyzance Village) is welcome. The final two paras of the policy should be clearer about the geographic limitations of the</p>	<p>Noted and amended.</p> <p>We consider that referencing the northern burgage plots makes things clear – not everyone reading the plan would be aware of what a burgage plot is.</p> <p>Noted and incorporated into the LGS background paper as additional evidence for historic interest.</p> <p>This has been difficult to define and the policy has</p>
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	<p>types of development set out (eg. what part of the conservation area does “the main built form of the settlement” refer to?). Para 12.1 should be clearer that it is referring to the County Council’s adopted character appraisal for the conservation area. Although this was prepared in 2008, the pace of change in Guyzance will be sufficiently slow that it remains a sound material consideration (see below for suggested update).</p> <p>Policy ANP7 (Non-designated heritage assets; note, this is erroneously numbered ANP6 in the draft) is welcome although it needs additional information. The plan should contain the detail of the assets in the appendix rather than in two evidence papers. Although the papers say Historic England advice has been followed, I recommend further information be added to be clear about each asset’s significance. Our advice note on Local Listing (see below) says there must be sufficient information provided on what makes assets significant to inform future planning. Something more evaluative than simply identifying the asset and giving a one line description is needed, for example taking information from the Historic Environment Record, published sources and expert opinion. Without this, identifying these assets could be challenged through simple assertion rather than evidence.</p> <p>Your plan can include future community actions or aspirations beyond the scope of the plan’s policies. I recommend including two: (1) to update the character appraisal for Guyzance Conservation Area; (2) an assessment of whether the historic core of Acklington and surviving development pattern around it could be designated as a new conservation area. This would need to be done by Northumberland County Council as part of its duty under s69 of the 1990 Planning (Listed Buildings & Conservation Areas) Act to determine from time to time which parts of their area should be conservation areas. Historic England Advice Note 1 (see below) gives advice on how to do this.</p>	<p>had various iterations. We consider the wording best sets out expectations.</p> <p>Noted and para 12.1 altered.</p> <p>Noted, the supporting documents will be incorporated into the final version of the plan, and further information will be incorporated to identify their significance.</p> <p>The Plan is not proposing to identify community projects.</p>
Coal Authority	No specific comments	No alteration

Responses from Landowners

<p>Guyzance Estates (Mr Jonathan Dodd)</p>	<p>Introduction</p> <p>This is a response to an invitation to comment on the Acklington Neighbourhood Plan (ANP) V9 prepared by the Parish Council and an email dated 8 December 2023 which to my knowledge is the only communication my client has had from the Parish Council regarding the ANP. Thank you for giving me this opportunity to respond.</p> <p>In my letter to the Parish Council and Northumberland Council dated 31 July 2023, I raised a number of important issues regarding the ANP. Many of these issues have not been addressed. I will again raise them now as part of the formal process along with other issues.</p> <p>I am acting as planning advisor to Mr Jonathan Dodd, who lives within the boundaries of the ANP. Mr Dodd owns Guyzance Hall and Guyzance Estate and operates a number of successful businesses from the Estate itself, with a Single Business Identifier (SBI) of [REDACTED]</p> <p>Guyzance Estate covers an area of several hundred acres. The Estate operates as a farm, an Events Venue business, a holiday and short term letting and residential rental and leasing business, a destination tourist attraction business, a forestry enterprise business and the appellant's family home. For the avoidance of doubt, Guyzance Hall Estate Ltd (GHEL) is a long established business successfully operating in the rural community, including the letting of up to 25 existing and proposed properties on the Estate for holiday lets, short term lets and residential renting and leasing. Indeed it is probably one of the largest, if not the largest, businesses within the ANP boundary and certainly has one of the largest land holdings. The business registration number for GHEL is 3277293. For some reason, no mention of this business operation is made within the ANP and it would appear that no direct consultation has been offered or account taken of this business interest in preparing the ANP,</p>	<p>The consultation questionnaires related to both rounds of consultation were posted/delivered to all residents and business in the Parish including Guyzance Hall.</p> <p>Unfortunately the Parish Council have no record of a letter received on 31/07/23.</p> <p>Consultation has been thorough and transparent throughout the process, with information posted to all</p>
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	<p>despite my letter to the Parish Council (PC) and Northumberland County Council (NCC) dated 31 July 2023.</p> <p>The Events Venue on the Estate operated as a successful business up to the time of COVID19 which caused the business to temporarily cease operation, by law. Since then, the business has undergone reconfiguration involving major financial investment. To achieve this, planning application Ref 23/00981/VARYCO was consented on 20 July 2023 to allow the business to move forward in the years ahead. It is noted that the Parish Council recently requested that Northumberland County Council remove the existing planning consent for the Events Venue in response to planning application number 23/02792/VARYCO. This causes great concern to my client and, if pursued, is an existential threat to the legal operation of the business. The apparent opposition to rural enterprise by the Parish Council is something that I will return to later in this response.</p> <p>The development, management and operation of the businesses on the Estate is part of a Strategic Plan prepared by the owners of the Estate. GHSL shared this with senior planning officers of NCC in the form of a comprehensive report prepared well over 3 years ago.</p> <p>A number of meetings have been held with senior planning officers as issues regarding the proposed development have emerged. The Development Strategy report has guided progress and has been updated as the overall project has moved forward. Well over 30 separate planning applications have already been lodged with NCC to achieve the objectives as set out in the Development Strategy. It is noted that many of these planning applications have been opposed by the PC.</p> <p>GHSL has been open and transparent with NCC in taking the project forward which has led to significant financial investment. However, because the Development Strategy contains some commercially confidential and sensitive information, it has not been possible to openly</p>	<p>households (including Guyzance Hall) and readily available on the website at all times.</p> <p>These comments do not relate to the Neighbourhood Plan.</p> <p>No strategic plan has been shared with the parish council and so we are unable to comment on this.</p> <p>These comments do not relate to the Neighbourhood Plan</p> <p>Noted. As stated, this information was not shared with the parish council at any point during the preparation of the</p>
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	<p>release this report. Nevertheless, GHSL agreed that the report could be shared with other officers at NCC, on a need to know basis.</p> <p>Within this letter, I am responding in particular to 2 parts of the process currently underway. They are:</p> <p>: The appropriateness of the public consultation exercise and the make-up of the Steering Group; and</p> <p>: The contents of the report titled Acklington Neighbourhood Plan 2023-2036 (electronic sub-reference V9) and supporting documents.</p> <p>1. The Appropriateness of the Public Consultation Exercise and the make-up of the Steering Group</p> <p>A copy of Schedule 1 describing who has been consulted with, within the context of the ANP, has not been published as part of the supporting documentation for the ANP, nor is it available anywhere else on the PC's web site. As you will be aware, this must be submitted to the Council as part of the Regulation 14 process. It is difficult to understand why this is not shared with the community. My client is unable to determine if this process has been carried out correctly and fairly in a way that represent the interests of the community as a whole, GHSL and more generally with the business and farming community. As one of the most prominent businesses within the ANP area and as one of the major land owners within the ANP boundary, no contact has been made by the Parish Council to take into account any of the views of GHSL, as is encouraged by Government guidance (other than an email dated 8 December 2023, received just before publication of the ANP). This is disappointing.</p> <p>As explained above, my client is a major land owner in the area and a prominent businessman. To my knowledge my client has not been consulted on document ANP V9 despite being greatly affected by the proposed policies. I can find no document that spells out the scope of the</p>	<p>NP.</p> <p>Comments noted. This Consultation Statement is the statement to which this respondent refers.</p> <p>This, along with all other documents will be made available on the Parish Council's website.</p> <p>The process has been carried out correctly, with advice at all times from Planning Officers at the County Council.</p> <p>See points made above.</p>
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	<p>overall consultation exercise. Nor can it be seen who else has been consulted, before this stage in the preparation of the plan. For example, has the National Farmers Union been consulted on this plan or the business community's representative organisations or has the Holiday Home Association been consulted or Northumberland Tourism? Have the businesses that operate within the Neighbourhood Plan area specifically been consulted and how will their views be taken into account once they have expressed their views? I can find no evidence that this has been done or how Schedule 1 of the Neighbourhood Planning (General) Regulations 2012 (as amended) has been complied with. I would therefore contend that this Plan is flawed and should be set aside because it has not been demonstrated that full and comprehensive consultation has been carried out, with particular reference to the business and farming community.</p> <p>Of particular concern is a note in the minutes of the Steering Group meeting dated 3 March 2023 where NCC's adviser [REDACTED] appears to be guiding the Steering Group away from full and open consultation warning of engagement/consultation fatigue. Such advice is highly questionable. This may have contributed towards the lack of consultation experienced by my client and the business and farming communities as a whole.</p> <p>Furthermore, at page 21 of ANP, the footnote refers to Topic Paper 5 referencing the evidence base on second homes (Ref policy ANP2). This is of vital interest to my client. No such topic paper is available to my client within the published documents and therefore the information base on which Policy ANP2 rests is not available for scrutiny as part of this consultation exercise. Policy ANP2 should therefore be set aside until the evidence base is published and assessed. In addition, the ANP confirms that all data rests on the 2011 census. This information is out-of-date and therefore the 2021 census should be used to provide any base information. Again, this calls into question the accuracy of policy ANP2. Nor for that matter is the proposed Barnhill Village taken into account. This is a settlement which has planning consent for a village much larger than Guyzance and is now under construction, yet it is not given any weight</p>	<p>All statutory consultees have been consulted on the Regulation 14 Draft Plan.</p> <p>These comments do not relate to the NP.</p> <p>Topic Paper 5 is awaiting census information at a Parish level and will be available for further comment at Regulation 16 stage consultation. A full explanation of the rationale for Policy ANP2 is also contained in the body of the Plan.</p> <p>The Neighbourhood Plan is a planning policy document which will be used in decision making on planning applications submitted in the future.</p>
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	<p>within the ANP. In fact, it is not even mentioned. This is a further example of a flawed Plan using out-of-date data.</p> <p>Finally, I would refer to Section 3 of the ANP which makes the following statement,</p> <p><i>Local evidence has been produced, and evidence compiled by Northumberland County Council to support their Local Plan has also been used. A list of this evidence is included in Appendix B. All these documents, as well as the results of the public consultation, will form the Evidence Base for the neighbourhood plan.</i></p> <p>No information is available other than the 2021 public consultation exercise. Either no further public consultations have taken place or, if they have been carried out, they have not been fully reported or published. Either way, this is unsatisfactory and needs to be rectified.</p> <p>Furthermore, given a parish population of 562 and excluding the clerk and the professionals, it would appear that up to 5 out of 7 members of the Steering Group actually live in Guyzance. I would respectfully point out that these delegates are all home owners living in expensive homes and of a certain age. I would contend that the interests of younger members of the community and families with children looking to rent property at a reasonable rent, rather than buy, do not appear to have a voice in this process: a point emphasised by the recent birth of a baby belonging to a young couple renting one of the Estate properties (one of the first babies to be borne in the area for many years). The overloading of the Steering Group with delegates living in Guyzance is a highly unrepresentative and needs to be addressed.</p> <p>I would respectfully contend that the Parish Council, as the Relevant Body, should not have allowed this 'narrow interest' grouping to form within the Steering Group as it is undemocratic and it calls into question the fairness of the Steering Group itself, and the ANP. My client calls upon the Parish</p>	<p>Applications that have been decided are not relevant in this context.</p> <p>All the information in Appendix B is provided on the NP website and has been available throughout the Reg.14 consultation.</p> <p>The Plan is a balanced document reflecting responses made by residents across the whole Parish. The Plan is produced by the Qualifying Body, in this case, Acklington Parish Council.</p> <p>There have been a number of rounds of consultation carried out during the process.</p>
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	<p>Council to rectify this. However, this perhaps explains why the ANP is skewed towards Guyzance and why policy is drafted so narrowly and why Guyzance appears to be so prominent and an overly emphasised focus of the ANP. Indeed, this was commented upon by ANP Steering Group members who were minuted as making the following comment,</p> <p><i>“Why is Guyzance specifically mentioned in ANP3 when other areas of the parish are not? This feeds into a wider point, that Guyzance Conservation Area is specified multiple times across the ANP. This could create the impression that it is the ‘Guyzance Plan’ not the Acklington Parish Plan...”</i></p> <p>In conclusion I contend that the flaws in the consultation exercise so far implemented render the ANP incomplete, partly illegible (see later comments), ill-informed and unrepresentative using out-of-date information to inform the plan. Therefore it is requested that the public consultation exercise be paused and restarted with all relevant information being made available and legible with a broader range of opinion sought in line with Part 15 of the Neighbourhood Planning (General) Regulations 2012 – part 2 and participation in the Steering Group widened.</p> <p>My client also would also like to see a wider range of representation on the Steering Group so that the views of business and the farming community can be taken into account, along with the community at large who are not geographically represented by current Steering Group delegates. This will allow other demographic groupings and economic groupings to be given a fairer hearing. Should this not be possible, my client would request that a designated Business Neighbourhood Plan be developed in parallel with the ANP to ensure that the views of business and the farming community (along with others) can be taken into account and given proper weight within a balanced context.</p> <p>2. The Contents of the Report Titled Acklington Neighbourhood Plan 2023-2036 V9</p>	<p>Noted. This is the consultation exercise being carried out under Regulation 14. There will be an opportunity for further comment at the next (Regulation 16) stage of consultation.</p> <p>There is no legislation that the Parish Council is aware of, that allows for a Business Neighbourhood Plan to be developed in parallel with a Neighbourhood Plan being prepared by a Qualifying Body.</p>
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	<p>Notwithstanding the fact that all of the necessary information to assess the ANP is not available and that the supporting data is based on out-of-date census information, I would comment as follows.</p> <p>Policy ANP2 (Principal Occupancy Dwellings)</p> <p>It is claimed that policy ANP2 is in general conformity with the strategic policies contained in the NCC Development Plan. This statement is not correct and that ANP2 is in direct conflict with policy STP1:</p> <p><i>STP1</i></p> <p><i>In order to support the social and economic vitality of rural areas, and recognising that development in one village can support services and facilities in other nearby villages, Small Villages listed in Appendix A will support a proportionate level of development subject to Green Belt policy considerations where relevant.</i></p> <p><i>Development in other settlements not identified as Main Towns, Service Centres, Service Villages or Small Villages will be limited to that within the built form of the settlement, and the conversion, extension or redevelopment of existing buildings unless it supports the sustainable growth of an existing business or the formation of a new business, or provides for new or enhanced community facilities.</i></p> <p><i>Development in the open countryside will be supported if it can be demonstrated that it:</i></p> <p><i>i. Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or</i></p> <p><i>ii. Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14;</i></p>	
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	<p><i>or iii. Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or</i></p> <p><i>iv. Provides for residential development in accordance with Policies HOU 7 or HOU 8; or</i></p> <p><i>v. Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in settlements, in accordance with Policy INF2; or</i></p> <p><i>vi. Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or</i></p> <p><i>vii. Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan.</i></p> <p>Commentary</p> <p>At 5.3 it is maintained that the ANP is in conformity with Strategic Policies of the NCC Local Plan. I contend that the current drafting of Policy ANP2 is in direct conflict with the emboldened parts of STP1 and as such, policy ANP2 should be disqualified. Furthermore, at 5.7 the ANP considered that economic objectives are met through existing policies within the NCC Local Plan and therefore no ANP policy is offered to address economic issues, despite Objective 3 of the ANP claiming to support and encourage new local services and businesses. Therefore, I would contend that policies ECN14 and ECN15 as specifically referenced in policy STP1 (economic development policies) are in direct conflict with Policy ANP2 and as such policy ANP2 should be disqualified, especially as no Economic Development policies were considered or offered within the ANP.</p> <p>In addition, it would seem that the Conservation Area boundary is being used to generate a 29% holiday home/holiday let figure referred to in the ANP, claiming to be within Guzyance. I can find no justification of this artificially derived boundary for occupancy calculations in any policy document. In fact the reverse is true. The Local Plan policy HOU 10 (Second and Holiday Homes), though controversial, has proved to be a robust and generally accepted policy, agreed by nearly all to be fair and</p>	<p>Noted. However, the ANP will form part of the development plan and will be read alongside the strategic plan (the NLP). The policy proposed does not conflict with STP1 or other strategic policies in the NLP. NCC have not indicated that they consider the policy is not in conformity. No change.</p> <p>The purpose of a Neighbourhood Plan is to provide locally specific detail</p>
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	<p>reasonable. The artificial manipulation of assessment areas to distort the figures generated by policy HOU 10, as is the case within the ANP, devalues the original policy and cuts across important economic requirements of businesses within the ANP area and existing permitted development rights of GHLE. In my view, without supporting changes to the Development Plan (policy H10), it is questionable if this policy is compliant or is even legal, as no subdivision of the assessment areas within policy H10 is offered or identified restricting the policy to parishes only, not small arbitrary collections of buildings.</p> <p>This boundary is further made questionable when compared with the Acklington settlement boundary for which the same holiday let calculation is made. This is drawn tightly around the dwellings of Acklington. Guyzance village contains only 8 dwellings and yet the restrictions generated by distorting and drawing a boundary coincident with the Conservation Area causes a significant economic threat to local business at GHLE, especially the holiday and short term residential letting and rental business, which is at the core of the Strategic Plan for Guyzance Hall Estate.</p> <p>For the record GHLE already has consent for holiday letting and rental for up to 15 units on the Estate, with a further 10 units planned. This is a significant business requiring major investment of over £3M in the last 3 years. It is intended that this investment will continue over the coming years. I would emphasise that the use of Estate property is not limited to holiday lets. As referred to above, some of the property is rented to young families (at affordable rates). This will continue. The implementation of policy ANP2 applied to new development would disallow rental access by young families to new development by requiring the property to have principal occupancy status only. The implementation of Policy ANP2 would threaten the viability of the business model now being implemented which has informed the investment profile of the project to date and would close down expansion of the rental/leasing part of the business and access to rental property by young families.</p>	<p>where required. Guyzance has a much higher level of second/holiday home ownership than Acklington (at the present time). It is entirely appropriate for the NP to seek to address this matter at a local level.</p> <p>It should be noted that this policy only applies to new dwellings created and is unlikely to have a significant impact on Guyzance village where the provision of new dwellings is likely to be very limited given its countryside location.</p> <p>The policy would not introduce restrictions on existing business.</p> <p>A principal occupancy restriction would not prohibit a young family living in a property.</p>
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	<p>The pursuit of policy ANP2 is a further example of the hostile stance the Parish Council is taking to private enterprise. Unless this is reconsidered, my client would request that a designated Business Neighbourhood area be established to ensure that the voice of business and the farming community is heard and taken into account.</p> <p>ANP4 (Woodland Trees Hedgerows and Wildlife Corridors)</p> <p>This policy cannot be assessed as the supporting maps are not fit for purpose. The specific boundary of many of the woodland areas is important and sometimes can be vital. The crudeness of the mapping does not allow proper interrogation of the information and therefore it is not possible to comment on any of the site specific matters. Until accessible and accurate mapping is provided to support this policy, and further consultation carried out, the policy should be set aside.</p> <p>Nor is a proper context or justification of this policy provided or the impact that the policy may have on the forestry or the farming industries. The policy appears to be drafted entirely from the single perspective of residents living in settlements, more particularly Guyzance, without consideration of farming and forestry business enterprises established over many years. It is the farming and forestry communities who manage these spaces as viable enterprises in the countryside. Nor is there any consideration of the management implications that the implementation of this policy might have. In other words this policy displays a superficial understanding of what is a complex interplay of environmental, social and economic issues, combining to allow the successful management of the landscape. The narrowness of expertise on the Steering Group is a possible explanation of the views expressed by this policy regarding the management of the countryside.</p> <p>I would contend that this policy should be withdrawn until mapping information is presented that is fit for purpose, so that a proper assessment can be made by those consulted and that the wider management</p>	<p>Noted. The maps have been produced by Northumberland County Council, and are based on Natural England's maps for the natural environment. No change.</p> <p>The policy does not affect management of forestry which is carried out through other legislation.</p> <p>The policy is drafted in accordance with national and strategic planning policy.</p> <p>Noted, no change.</p>
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	<p>implications of this policy on the countryside are properly considered and taken into account.</p> <p>ANP5 (Local Green Spaces)</p> <p>Over the years, the character of Guyzance has changed. This is recorded in the Evolution of Guyzance drawing (drawing number 26680 0500 P03) which is attached to this letter. In particular, I would draw attention to the provision of a new dwelling at the Joiners Shop (and additional garden extension and building conversions) and the provision of 2 new detached dwellings in the gap in the row of dwellings on the north side of the road. This should be considered in conjunction with the extensive increase in garden area at number 1, 2, 4, 5A, 5B and the Joiners Shop with a similar extension to the garden space at number 8. It must be recorded that a number of Steering Group delegates live in these dwellings. There is no record of any objection to the 'changes of use' to these garden extensions being made by the Parish Council.</p> <p>It is factually evident that the village has significantly increased in size over recent times, both in terms of the number of dwellings within the village and in the physical size of the village itself, given the significant increase in garden area on both sides of the village.</p> <p>This change in character within the Conservation Area appears to be ignored in the ANP. In fact there is no mention of it, which is curious given the number Steering Group members living in Guyzance. The only remaining land within the village is owned by my client which now seems to be so special that it is falling within a different category of farmland altogether, the implications being that it is different from land already incorporated into the garden of Guyzance residents. It is contended that this area of farmland is neither beautiful, historic, recreational, tranquil nor rich in wildlife. None of these assertions are true. It is poor quality farmland (Type 3b) as confirmed in the Soil Environmental Services Report dated April 2021 submitted as part of this response.</p>	<p>A full and proportionate evidence base has been prepared for all the LGS designations. They are further endorsed by NCC, residents in the area and Historic England who have supported them in their submissions in relation to this Regulation 14 plan.</p> <p>No change.</p>
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	<p>I would simply identify the following documents as evidence that the above assertion carries little weight. Please refer to the Ecological Appraisal dated May 2023 prepared by E3 Ecology and Guyzance Hall Heritage Impact Statement dated February 2022 prepared by Purcell and the Soil Environmental Services Report dated April 2021.</p> <p>Again I would draw attention to the representation on the ANP Steering Group. In my view, this concentration of views is distorting the planning process and misusing the planning system to gain narrow local advantage contriving to identify greenspace policy which secures advantage to locals and Steering Group members, above business interests.</p> <p>Policy ANP6 Guyzance Conservation Area and Guyzance Village</p> <p>It is noted that paragraph 2 and paragraph 4 of this policy are in conflict. Namely, paragraph 2 allows development where public benefit is demonstrated. Paragraph 4 disallows new development, even if it can be demonstrated that public benefit outweighs any less than substantial harm. This runs contrary to NPPF paragraph 202 which states,</p> <p><i>202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.</i></p> <p>Therefore, this policy should be set aside as it is contrary to the NPPF.</p> <p>Whilst within the NCC Development Plan at policy ENV7 the following is stated,</p> <p><i>... 5. Where development proposals would cause less than substantial harm to the significance of designated heritage asset, this will be weighed</i></p>	<p>Paragraphs 2 and 4 are not mutually exclusive. If development takes place comprising the conversion/extension of existing buildings (as per paragraph 4), it will still be assessed in line with national policy: i.e. that if less than substantial harm arises, then a public benefit must be demonstrated (as per paragraph 2). We note that Historic England have supported the approach set out in the neighbourhood plan in relation to the historic environment.</p>
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	<p><i>against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.</i></p> <p>It is noted that at paragraph 5 of policy ANP6 the following is asserted,</p> <p><i>... All proposals for residential development, including conversions, within the Guyzance Conservation Area must comply with Policy ANP2 which secures principal occupancy.</i></p> <p>It would again seem that the Conservation Area boundary is being used, or misused, to potentially curtail legal development. I can find no justification of this artificially derived boundary being used to limit residential development in the way described in any policy document. In fact the reverse is true. In my view, without supporting changes to Local Plan policy it is questionable if this policy is compliant with the Development Plan or is even legal and therefore this policy should be set aside.</p> <p>This action is distorting the planning process and misusing the planning system: namely contriving to look for a mechanisms to stop perfectly legitimate development taking place as part of a 'bona fide' business at GHFL. The pursuit of policy ANP6 is another example of the hostile stance the Parish Council is taking to private enterprise, businesses and the farming community. Unless a more reasonable stance is taken by the Parish Council, my client requests that a designated Business Neighbourhood Area be established to ensure that the voice of business and the farming community is heard and taken into account</p> <p>ANP7 (wrongly numbered as 6) Non-designated Heritage Assets</p> <p>Excluding pill boxes, no more than a handful of the newly identified non-designated heritage assets are outside GHFL land. They are as follows:</p> <p>8 on Guyzance Estate</p>	<p>The boundary is not artificial; it is considered a useful and well established boundary to use to define the broad historic area of Guyzance and apply a specific policy approach to it. Furthermore, the policy only seeks to restrict conversions and new-build to permanent occupancy. It does not prevent existing properties being used as such.</p> <p>See points made above regarding a Business Neighbourhood Area.</p> <p>The Parish Council is satisfied that the policies in relation to the historic environment meet the basic conditions (some small alterations have been made following comments made by</p>
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	<p>1 within Guyzance</p> <p>5 in or around Acklington</p> <p>1 at Bank House</p> <p>This is yet another example of the distorted focus on Guyzance and GHSL land caused by the unrepresentative make-up of the ANP Steering Group.</p> <p>Conclusion</p> <p>In conclusion I would request the following:</p> <ul style="list-style-type: none"> • : The ANP process should be paused until all supporting information is made legible and available. The public consultation exercise should then be restarted; • : The make-up of the Steering Group should be reviewed with a view to providing a more representative distribution of delegates with an invitation to the business and farming community to become involved; • : ANP policies numbered 2, 4, 5, 6 and 7 should be set aside and reviewed; and • : Should the ANP continue to be hostile to private enterprise and the business and the farming community, my client would request that a designated Business Neighbourhood Area be established to ensure that a voice other than a narrow cohort of residents living in Guyzance be heard and fairer, more business friendly policies established. <p>I have copied this letter to Northumberland County Council for their attention.</p>	<p>Historic England). No further changes are proposed as a result of these comments.</p>
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	<p>Please regard this letter as a formal response to the consultation exercise currently underway.</p> <p>Yours sincerely</p> <p>Attachments:</p> <p>Evolution of Guyzance (drawing number 26680 0500 P03); Ecological Appraisal dated May 2023 prepared by E3 Ecology;</p> <p>Guyzance Hall Heritage Impact Statement dated February 2022 prepared by Purcell; and</p> <p>Soil Environmental Services Report dated April 2021.</p>	
Northumberland Estates	<p>Thank you for the opportunity to allow Northumberland Estates to provide comments on the Draft Acklington Neighbourhood Plan (ANP).</p> <p>Northumberland Estates is fully supportive of local communities promoting and adopting Neighbourhood Development Plans to assist in ensuring a sustainable future for all. Indeed, Northumberland Estates has been actively involved with and supported the adoption of a number of Neighbourhood Development Plans over recent years.</p> <p>The National Planning Policy Framework (NPPF) states at paragraph 7 that <i>“the purpose of the planning system is to contribute to the achievement of sustainable development.”</i> Paragraph 8 goes on to state that <i>“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)”</i>. These three interdependent objectives focus on economic, social, and environmental areas.</p>	

	<p>Paragraph 9 goes on to say that <i>“Planning policies... should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”</i></p> <p>Northumberland Estates considers that the ANP does not fully contribute to the achievement of sustainable development as set out in the NPPF. It is considered that the ANP is a plan which unfortunately does not promote sustainable development.</p> <p>Housing</p> <p>No housing site development opportunities have been identified within or adjoining the settlement boundary, except for reference to affordable housing possibly being delivered outside the settlement boundary as ‘rural exception sites.’ Has an up-to-date housing needs assessment been undertaken for the Parish to evidence and inform the ANP? The lack of identification of housing site opportunities is considered restrictive given that the ANP is to last until 2036. However, Policy ANP1 – Development in Acklington does not preclude small scale housing development within the settlement boundary of Acklington, subject to meeting certain criteria, which is welcomed.</p> <p>Within the ANP period it is likely that the village will have pressures on its existing housing stock from holiday / tourism use, an ageing population and retirees, and a lack of suitable and affordable homes for younger families, and the ANP should address this social change.</p> <p>Local Green Space</p> <p>Paragraph 105 of the NPPF states that <i>“designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.”</i> The ANP has not complied with Paragraph 105</p>	<p>There is no requirement to identify housing sites. The settlement boundary has already been identified by NCC, and the NP does not seek to amend this, but does support new development subject to locally specific criteria set out in the NP.</p> <p>Policy ANP2 does seek to go some way towards addressing this change.</p> <p>There is no requirement set out in the guidance that requires a LGS designation to be complemented with housing or other land allocations.</p>
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	<p>because in designating Local Green Space (LGS) it has not complemented these with sustainable development relating to investment in sufficient homes etc.</p> <p>LGS4 – Rigg and furrow land north of B6345</p> <p>Paragraph 102 of the NPPF also states that <i>“planning policies should be based on robust and up- to-date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.”</i> Northumberland Estates questions whether there have been any up-to-date assessments undertaken and if there is an evidenced need for LGS4? Under a recent housing planning application in Acklington (Ref: 22/02845/FUL), it was identified that there was a surplus of amenity greenspace in the Parish.</p> <p>Northumberland Estates support the designation of LGS in appropriate, well evidenced, and defined locations but objects to blanket LGS designations without the balance of achieving economic, social and environmental objectives in the local area. Northumberland Estates questions how this designation has been used and whether the necessary criteria set out in the background paper have actually been met. Paragraph 106 of the NPPF explains that <i>“LGS designation should only be used where the green space is:</i></p> <p><i>a) in reasonably close proximity to the community it serves;</i></p> <p><i>b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;</i></p>	<p>There appears to be some confusion between ‘recreational provision’ and Local Green Space. The LGS designation does not have to be used for recreational purposes. The test is set out in paragraph 106 of the NPPF.</p> <p>The LGS identified as LGS4 has a particular historic significance (see comments made by Historic England and the updated evidence base).</p> <p>It is considered that the LGS designations proposed are robust, and they are supported by NCC and this LGS is particularly supported by</p>
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	<p><i>c) local in character and is not an extensive tract of land”</i></p> <p>The background paper describes the fields forming an important setting to Acklington and are valued by the community for their biodiversity value and their historic value. The fields are leased to a tenant for grazing land (horse paddocks) and include hedgerows – has an ecological survey been undertaken to identify the biodiversity value compared to other fields adjoining Acklington? The LGS4 site is also surrounded by recent housing development on its western boundary and 20th century housing on its southern boundary, with the boundary of Acklington village’s Historic Core being some 220 metres away to the west – rigg and furrow is commonplace in Northumberland and it is unclear how these fields under LGS4 form an important historic setting?</p> <p>The site is outside the settlement boundary of Acklington and covers approximately 1.6 hectares. The settlement boundary area of Acklington covers approximately 19.7 hectares, therefore the LGS4 designation is approximately 8% of the total land area of Acklington. In relative terms this site can easily be described as an extensive tract of land.</p> <p>LGS4 is not open to members of the public, there are no Public Rights of Way (PRoW) across the land, and it is used as horse paddocks.</p> <p>It is considered that LGS4 (Rigg and furrow land north of B6345), does not meet the criteria of NPPF paragraph 106, and therefore Northumberland Estates objects to this allocation.</p> <p>Tourism</p> <p>Tourism is a key sector of rural Northumberland’s local economy and over recent years the Northumberland coastal area has seen a significant increase in holiday tourists and day visitors. The ANP does not mention tourism related matters in any detail to either promote opportunities or</p>	<p>Historic England in their responses. The spaces identified are valued by the community and meet the policy tests.</p> <p>It is not considered to be an extensive tract of land.</p> <p>Noted. See comments above</p> <p>This is a Neighbourhood Plan, prepared by the Parish Council on behalf of the community in the neighbourhood area. Responses received to the consultation did not indicate that people living in the Parish wish to focus on tourism as a policy area for the Plan. Tourism is well covered in the NLP and it is not the role of a NP to repeat existing strategic policy.</p>
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	<p>manage the existing problems. Northumberland Estates recommends that the ANP should be more proactive in relation to the tourism sector.</p> <p>Renewables</p> <p>The ANP does not mention the potential for generation of power from renewable energy sources. This is something that could be covered in the ANP.</p> <p>Northumberland Estates would welcome further discussions with Acklington Parish Council to look to produce a more balanced ANP, which could then hopefully achieve a sustainable future for all.</p> <p>Yours faithfully</p>	<p>Comments regarding renewables noted, again this is not something that was specifically raised by the local community. Furthermore, existing policies in the NLP cover this policy area.</p> <p>Noted. Northumberland Estates will have an opportunity to comment further at the next stage of consultation.</p>
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Residents' responses

Mr K Corbett and Mr J Davison (on behalf of 36 residents in Acklington)	<p>28/01/24</p> <p>Dear Steering Group Members (Acklington Neighbourhood Plan - ANP),</p> <p>Following our discussion at the Neighbourhood Plan Consultation Meeting in the village hall on 6th January (when you advised that more public responses would be beneficial), we have approached our immediate neighbours, who all live in what is referred to (in the ANP) as the 'core' part of the village, for their feedback (plus several from Southfields).</p> <p>Our neighbours very much welcome the plan and appreciate the effort that is going into it. However, perhaps unsurprisingly, they overwhelmingly share our concerns about the risk of suburbanisation from further new development in and around our village and the possible future threat to the 'long burgage plots' to the north of the dwellings in Acklington. Thirty-six (36) Acklington residents have so far signed a petition (see attachments) expressing these shared concerns in the hope that (a) the members of the steering group and Parish Council take note of</p>	<p>Petition submitted – 36 signatures. Not included here due to data protection but can be forwarded to examiner if needed.</p> <p>Support is noted and welcomed. Policy APN5 for LGS4 in Acklington seeks to ensure that areas that are valued are recognised in the Plan. The designation of an area of historic interest (the Acklington Historic Core) further will ensure that new development respects local</p>
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	<p>their concerns and wishes and (b) their views are recorded, supported and reflected in the final version of the neighbourhood plan.</p>	<p>character.</p> <p>As a result of these comments, the Plan now includes a Community Project which will relate specifically to the land known as LGS4.</p>
Ms Champion	<p>I wish to support this plan.</p> <p>If adopted it will solve most of the overdevelopment problems within the parish except possibly the preponderance of holiday cottages which is already approaching 50% in Guyzance Village and when the Barnhill development already approved is completed will approach 70% or more. I note that it is suggested that Guyzance and its Conservation Area is given extra protection. I believe this to be essential for the protection of an important heritage asset which is currently under threat by further inappropriate development.</p>	Support noted
Mr Champion	<p>I wish to support this plan. I think it has been expertly prepared and its adoption by the County Council is essential for the protection of the parish. The village of Acklington has already been damaged by unsympathetic and excessive development despite the fact that in recent years it has lost its school and post office and the train service is now virtually non existent. I find it astonishing that so much development has been allowed when it is supposed to be a service village but cannot supply the services required by the expanded community.</p> <p>I fully agree that Guyzance Village should be considered as a separate entity within the plan since it is even less suitable for development due to the fact that apart from a postbox it has no facilities at all for it's inhabitants or holiday cottages and should be receiving the protection appropriate to the Conservation Area of which it is the focal point. This has already suffered harm by a large development on green space at the Eastern end of the village and is further threatened by repeated attempts to build on the green space in the centre of the village. (Incidentally the greenhouse plans have been withdrawn and plans for</p>	<p>Noted.</p> <p>The NP cannot change the planning legislation which currently does not see the change of use of a building</p>

	<p>two houses have been resubmitted along with further plans for construction of a heating and electrical supply network and industrial scale wood chip burner. Some modification is required in the text.)</p> <p>I remain concerned about the prevalence of holiday cottages within the parish, particularly in Guyzance where upon completion of the Barnhill development they will outnumber the permanent residences and more generally there does not appear to be any way of enforcing the 20% rule. For instance new properties may receive planning consent as family homes but fail to sell due to overpricing and then be the subject of a change of use application. That is a loophole which needs to be addressed.</p> <p>I also wish to express my unease at the possibility that planning permission may be granted for agricultural developments which later become the subject of a change of use application for industrial use or even demolition and construction of housing on a site which has changed from greenfield to brown field.</p> <p>Perhaps both these concerns could be addressed by the imposition of a time constraint on change of use.</p> <p>I wish to thank those involved with drawing up this plan and commend it to the Council.</p>	<p>from residential to holiday-let as development.</p> <p>The imposition of principal occupancy conditions will ensure new dwellings remain for principal occupancy only.</p> <p>This is outside the scope of the neighbourhood plan.</p>
Mr Shipley	<p>08/01/24</p> <p>For the attention of the Acklington Neighbourhood Plan Committee</p> <p>Having read the latest draft plan and attended most of the public meetings at the Village Hall I have the following comments to make:</p> <ol style="list-style-type: none"> 1. The plan is a well-presented and comprehensive resource to offer to future planning decision makers that reflects the wide concerns of village residents about future developments in Acklington. A lot of hard work has gone into this document for which the committee members should be commended and thanked. 	


	<ol style="list-style-type: none"> 2. As someone who enjoys both walking around the village and along the surrounding footpaths I am pleased that the ecological qualities of Acklington and its environs are a major focus of the plan. 3. I also appreciate that, whilst Acklington is an attractive place to come and live, the plan seeks to ensure that new developments are in keeping with the aesthetic of the village and will meet housing NEEDS rather than PREFERENCES. 4. Although somewhat sceptical about how effective such Neighbourhood Plans can be in the face of local and national government decision making - not to say the sort of undue influence that comes from large landowners within the county! - if any plan deserves to affect decision making in favour of local residents the Acklington Plan certainly does. <p>I would like to add the following as additional thoughts:</p> <ol style="list-style-type: none"> 1. The developments at the west end of the village and on the old garage site have improved the general aspect of the village and replaced in one case a rather unappealing entrance to Acklington and in the other an unsightly former commercial site with very pleasant estates. However, in the case of the Paddocks, although this development is very attractive now it nears completion, the loss of the green space was very sad. 2. Having commended the aesthetic appeal of these estates I would point out that I am unaware of a "housing need" amongst people who can afford the kind of large and expensive houses that have been built in the village. Where there IS a need I would suggest is firstly amongst older people living in villages such as Acklington who wish to remain in the locality but also want to downsize and secondly amongst younger people who, as they seek to enter the property market, want to remain in villages but who cannot afford the high price of the sort of houses that are being built. I would commend looking at the affordable housing on the Rothbury Road to the west of Longframlington as a good model for the sort of development that would help these needs. As I understand 	
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	<p>it, these rental/co- ownership affordable homes were first only offered to people who had a strong familial or residential link with Longframlington and only then were they offered to people in surrounding parishes. I believe that the outcome was all of the properties being taken up under these options before the prospect of opening the houses to the wider market.</p> <p>3. The requirement for developers to offer affordable housing at only 20% less than the market value of the rest of the development belies the term "affordable", especially when this amounts to these houses being offered at levels in excess of £300,000. This is hardly "affordable" by any definition.</p> <p>4. The proposal to resist any building that is not for primary residence is very welcome. I had heard a rumour that the two bungalows on the Southfield development were snapped up as holiday lets before anyone else had a chance to show an interest. If this was so then it is a disgrace and should not be allowed to happen in the future.</p> <p>I hope that these thoughts are useful to you.</p> <p>Regards,</p>	Support noted with thanks
Dr Kevin P Corbett & Mr Gerard J Egan	<p>05/01/24</p> <p>1. We suggest that steps be taken to explicitly integrate into the text of neighbourhood plan (especially para 7.3, Policies) the following key reasons cited by Northumberland County Council in their recent rejection of a local planning proposal:</p> <p>"01. The suburbanising effect of the development on the setting of the listed buildings would give rise to 'less than substantial harm' within the terms of the Framework and Northumberland Local Plan (NLP) policy without sufficient public</p>	Comments noted. These comments relate to a specific planning proposal in Acklington, and are not directly relevant to policies in the NP.

	<p>benefits to outweigh the harm. The proposal is therefore not in accordance with the NLP, NPPF.</p> <p>02. Insufficient information regarding the surface water drainage pumps has been provided. In particular the information with respect to the residual risk if the surface water pump were to fail during a flood event. The application cannot be approved until further details have been submitted and adequate mitigation, where necessary, is provided. Due to the lack of further information the proposal is considered to be unacceptable and not in accordance with the Northumberland Local Plan (NLP) and NPPF.</p> <p>03. This development falls within the 'zone of influence' for coastal sites designated at a national and international level as Sites of Special Scientific Interest and Special Protection Areas/ Special Areas of Conservation/ Ramsar sites and, as such, coastal mitigation measures are required. Under Reg 63 (5) of the Habitats Regs 2017 the proposed development has failed to incorporate coastal mitigation measures or secure a financial contribution towards such measures. The development would therefore have an adverse effect on the site integrity and to grant planning permission for the development would be unlawful and contrary to policy ENV2 and the NPPF.”</p> <p>(Planning reference: 22/02845/FUL; Land North Of 18-24 Acklington Village And Former Acklington School, The Village, Acklington, Northumberland).</p> <p>There is no mention of allocation of key sites within the neighbourhood where any new housing, associated roads and services, should ideally be situated.</p> <p>It is unclear how the neighbourhood plan will ensure that open spaces are a) safely maintained by their owners; and b) have ongoing public access.</p>	<p>There are no sites allocated in the NP.</p> <p>This is not the role of the NP.</p>
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	<p>For example, the open space site (between the rear of village hall and running along to the rear of 18 The Village) is in a state of dereliction. Water leaks were reported to the owner in 2022.</p> <p>Signed</p>	
Ms S Hyett	<p>05/01/24 Dear Steering Committee,</p> <p>I became a resident in December 2022 living at the Mowrick Road junction with the main street and have observed the daily/ seasonal traffic flow through this "small village".</p> <p>The decision taken at your meeting January 2023 to remove LGS5 from the list of green spaces was misguided in retrospect. It appears from that decision that Future Highways works are to be welcomed without resistance. However, the results of the public consultation show that protection of green space/hedgerows/trees are the major concern of this community.</p> <p>The two are mutually exclusive. Highways improvements usually involve road widening, hard surfaces, signage and the visually intrusive elements associated with traffic management. "Improvements" are a misnomer as they almost always require the sacrifice of green space. You have acknowledged that truth by removing LGS5 from the list of green spaces to be protected by the neighbourhood plan. It's an unfortunate acquiescence to the growing urbanisation of this village and flies in face of the subsequent consultation results.</p> <p>If the wishes of the community are to be heeded, the areas of land that are expected to "cause issues " and to which the "County Council Strategic Estates are likely to object to inclusion" must be reinstated. Please don't speculate as to</p>	<p>LGS 5 (now deleted) was objected to by NCC who own the land. NCC are the body who will 'make' the Neighbourhood Plan. Even if the land is allocated as a LGS, it would be unlikely to prevent highways works</p>

	<p>what their future reaction might be (as suggested by the notes of the January meeting). It would be fair that they rely upon due process at such time.</p> <p>It goes without saying that any road improvements of the unspecified type anticipated (requiring removal of green space) will not be compatible with this community's desire to protect the green environment. There is a strong history of horticulture here and the roads are more than adequate for the village residents' needs.</p> <p>To further downgrade the priority implied to be given for road improvements:</p> <p>Future road improvements can be expected to increase through traffic volume and speed (as that's the general intention) and this will merely exacerbate a growing problem in this small village that serves as a through-route from coast to the A1.</p> <p>Traffic calming measures are long overdue; the straight road with wide verges invites speeding. From personal observation only one in ten cars keeps to the 30mph speed limit on a good day, farm and goods vehicles almost never do.</p> <p>Any "improvement" to the road THREATENS COMMUNITY COHESION and the village environment as noise, physical hazard and pollution has already created a gulf between residents on the north and south sides of the village street.</p> <p>I hope it is not too late to reverse this or, at least, put a strong marker in place to support the expressed wish of the community on green space. The list could be longer, certainly not made shorter by omission of any spaces that are already "green" such as LGS5 and whose development for road improvements will detrimentally affect the village.</p> <p>My property stands at a road junction on the edge of the historic village centre its frontage was recently threatened by Highways improvements associated with a housing development proposal.</p>	being carried out.
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	<p>The reinstatement of LGS5 would provide a measure of protection for the setting of this Listed Building on the edge of the old village centre, and, in consequence the overall village environment.</p> <p>Please reinstate LGS 5. The benefits outweigh the risk in my humble opinion.</p> <p>Sincerely,</p> <p>Sue Hyett</p> 	
	<p>29/12/23</p> <p>Apologies for the late reply but I have been back in hospital,</p> <p>Concerning my land in Acklington, after speaking to my architects who know all the issues I have had in the past, I will be applying shortly for planning permission and would not be interested in handing it over for a playground or open space, I have invested a lot of money into this land so the only other option is I would consider is selling the land to your committee at a price of XX.</p> <p>If of interest please let me know ASAP before I begin the planning application</p> <p>Kind Regards Gary Horton.</p> <p><i>(this email relates to LGS 3. Mr Horton is the owner of the land)</i></p>	Response noted. No changes requested.
Mr James Quy	Please accept this note as my clear and unequivocal support and endorsement of Policy ANP6 as it relates to the Guyzance Conservation Area and Guyzance	Support noted with thanks.

	<p>Village in each and every respect. Terry James Quay</p> <p>07/01/24</p>	
Note written at open event	<p>Having recently moved to the village I was please to see that use was being made of legislation to enable the local parish councillors to influence any further development. There are few facilities in the village and any further developments I believe aren't sustainable without spoiling the nature of what currently exists. Having lived in a conservation area I would support anything that helps maintain the current status of the village. Further development would require major investment in infrastructure and facilities.</p>	Comments noted.
Note written at open event	<p>I fully support the Neighbourhood Plan for Guyzance. It is essential that the 'rules' of the conservation area are upheld. It is a beautiful, quiet place to live and development of land would really spoil it forever.</p>	Support noted with thanks.
	<p>Other Local Green Spaces comments</p> <p>LGS1 and 2 (north and east of St Omer Road and play area Churchill Way)</p> <p>An area of green space provides facilities for young people in the village. A lovely open space, we appreciate the trees recently planted on the corner.</p> <p>LGS3 (west of Churchill Way)</p> <p>This is a valued source of biodiversity in the heart of the village. Could this be a site for allotments, there are none in the village.</p> <p>LGS4 (ridge and furrow fields on B6345, 'the paddocks')</p> <p>A valued green space. Providing green spaces is essential. A great idea to conserve green landscape for the village. The open space will give the village a peaceful vision and helps with mental</p>	

	<p>health. A valuable source of wildlife. It is important to preserve areas which enable wildlife to flourish.</p> <p>The local green environment is so important for well being and creating space for the ecosystem to thrive. This is especially true in our case where significant development has already taken place.</p> <p>This area is a historical and biodiversity rich site in the heart of the village.</p> <p>Too often green spaces are taken for granted in villages in the countryside but they are essential to the layout of villages and should not be built on to create a continuous line of buildings.</p> <p>All the green spaces are a valuable part of the community, when walking to school years ago my child said “it’s lovely listening to the birds in the morning”. When walking home at night we would hear the woodpecker. I don’t want this to disappear!</p> <p>Acklington Neighbourhood Plan - residents’ comments received during consultation period</p> <p>All of the green spaces in and around the village need to be protected for our future generations as well as providing valuable habitat for wildlife and ‘spaces for learning’.</p> <p>I say ‘learning’ because so many children do not understand how land provides us with food, areas for recreation and to simply enjoy ‘mother earth’!</p> <p>I do value all green spaces. I live opposite the paddocks and love all the wild life.</p>	
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	<p>Preserving the green spaces in Acklington is essential to keeping the historical character of this traditional village and they provide an essential amenity to the population of all ages.</p> <p>I have lived here for 48 years and watched most of the green spaces disappear - no more please.</p> <p>We need and appreciate green spaces for encouraging dog walking, conversations and a more coherent community spirit!</p> <p>LGS5 (fields in Guyzance)</p> <p>I often see wildlife such as bats and barn owls here and it is vital to keep the agricultural Victorian atmosphere of this delightful tranquil village.</p> <p>Not just because of the environmental and ecosystem aspects but because they form part of the village street scene that forms the conservation area.</p> <p>Guyzance represents a beautiful example of classic english small village attractiveness. Keep it so!</p> <p>This green space in Guyzance is essential to the composition of the hamlet, a continuous row of houses on each side of the road would rob the area of its special atmosphere.</p> <p>The open space in the village makes this a special place.</p>	
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