

Acklington Neighbourhood Plan

Summary of representations received and submitted to the Independent Examiner

Northumberland County Council is required, under Regulation 4(3)(b) of The Neighbourhood Planning (Referendums) Regulations 2012, to provide a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act.

This document provides a summary of those representations which were made in relation to the Submission Draft Acklington Neighbourhood Plan.

Electronic copies of the representations made on the Plan, and which were submitted to the independent examiner, are available on the County Council's Neighbourhood Planning webpage:

<https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

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Name	Organisation (if applicable)	Summary of representation
Sunny Ali, Regional Spatial Planning Manager	National Highways	No concerns with the policies and provisions of the Plan. The Plan is not associated with negative consequences on the Strategic Road Network.
Jules Brown, Historic Places Adviser	Historic England	<p>Historic England made a number of comments in relation to the pre-submission draft plan and noted that these were largely taken into account. Historic England repeated one point, that the plan would be enhanced by including two future community actions or aspirations beyond the scope of the plan's policies: (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.</p> <p>Historic England recognised that 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.</p> <p>Historic England made no further comments.</p>
J Coleman	N/A	<p>Full support given to the Plan.</p> <p>Hope that the implementation of the Plan will protect the heritage of both Acklington and Guyzance and supports the retention of green space.</p>
Lucy Mo, Planning Technical Specialist	Environment Agency	<p>Standing advice provided relating to sources of information, guidance and requirements set out in national policy.</p> <p>No specific comments to make.</p>
T Quy	N/A	<p>Fully supportive of the proposals made within the Plan.</p> <p>Considered that the Plan will:</p>

		<ul style="list-style-type: none"> • Ensure that Acklington Parish remains an attractive and sustainable place to live, and further enhance these qualities. • Limit new housing to specific residential areas and give consideration to affordable housing. It will insist on principle residency only, which will free up any potential holiday homes, enabling both younger and local people to live and work in the parish, and attracting much needed families to the outlying areas of the parish. • Enhance the parish’s sense of community, through limiting holiday homes, especially important in its number of smaller, more isolated outlying settlements. • Ensure that new developments and business ventures are community sympathetic and support biodiversity in all its forms. • Protect all green spaces in the parish, preserving ancient woodland, veteran trees, fields, hedgerows, wildlife and birds, some red listed. • Preserve and enhance the Guyzance conservation area and those historic green spaces central to the village, referenced as part of its “special atmosphere” in the Conservation Area Appraisal, as well as respecting its historic rural environment, its riverside and dark skies. • Guarantee that any future developments support the historic features and character of the whole parish, the conservation area and the architecture of both. • Ensure that any further proposals for building are carefully considered and involve sympathetic conversion, extension or redevelopment of existing buildings and listed buildings, and that any such alterations to listed property are of clear public benefit, in particular maintaining the distinctive nature of Guyzance Village, a historic settlement “not mirrored elsewhere in South Northumberland.”
Sara Frisby, Conservation Assistant	Northumberland Wildlife Trust	The Wildlife Trust welcomed Policies ANP1, ANP4 and ANP5 and supported the protection of ancient woodlands, veteran trees and the SSSI. Also expressed support for the identification of habitats and the aim to improve connectivity through the provision of hedgerows, but also suggested including reference to riparian habitat on minor watercourses, pond creation

		and road verge management for wildlife should be considered in addition to the provision of hedgerows. Suggested inclusion of reference to “locally native” species of trees where replacement trees are necessary.
M Blackburn	N/A	<p>Considered that the Plan will allow small scale sympathetic development which would enable residents and visitors to enjoy the Parish for many years to come, particularly through:</p> <ul style="list-style-type: none"> • Ensuring that future development respects the quiet rural environment and will be in keeping with the historic character of the diverse settlements of the Parish; • New dwellings limited to principal residency in specific areas; • Preserving woodland, hedgerows and wildlife corridors; • Protection of green spaces; • Ensure that development in the Guyzance Conservation Area will preserve and enhance the special interest of the Conservation Area; • Limiting development in the main built form of Guyzance to sympathetic conversion, extension or redevelopment; • Protection of trees, hedges and woodland in Guyzance.
G Blackburn	N/A	<p>Fully supports the Plan and considered that:</p> <ul style="list-style-type: none"> • The Plan strives to ensure that the Parish can remain an attractive rural area in which to live/visit; • Limiting house-building to principal residency will help to enhance the Parish’s sense of community; • Green spaces, ancient woodland and hedgerows should be protected for the benefit of all wildlife and also for current and future human generations; • The designation and importance of the Guyzance Conservation Area must be respected due to being unique and not replicated elsewhere in the County.
A Champion	N/A	Support for the Plan and the proposals to designate the small fields to the south of Guyzance Village as local green space in order to preserve the historic character.

Tessa Sayers, Chair	Trustees of Acklington Village Hall	General support for the Plan and appreciation at the recognition that Acklington Village Hall is an important local community resource. Considered that the Plan reflected the views of the local community in this respect.
Melanie Lindsley, Principal Planning & Development Manager	Coal Authority	Identified that recorded coal mining features are present at surface and shallow depth, including mine entries, coal workings and reported surface hazards, which may pose a potential risk to surface stability and public safety. Noted that the Plan does not propose to allocate any new sites for future development; on this basis, the Coal Authority had no objections or specific comments to make.
Tom Wignall, Graduate Planner	Avison Young on behalf of National Gas	Identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area. No further comments made.
	H Shipley on behalf of J Dodd	<p>Concerns raised regarding the legality of the Plan, public consultation and the conduct and membership of the Neighbourhood Plan Steering Group working on behalf of Acklington Parish Council.</p> <p>Objected to evidence underpinning Policy ANP2 on Principal Residency.</p> <p>Objected to Policy ANP4 on the basis of the Policies Map and buffers between development and ancient woodland.</p> <p>Objected to Policy ANP5 and designation of Local Green Space to the south of Guyzance Village.</p> <p>Objected to Policy ANP6 on the basis of a lack of evidence to support the policy.</p> <p>Objected to Policy ANP7 on the basis that the policy has been applied inconsistently regarding non-designated heritage assets in the Guyzance area.</p> <p>Also provided further supporting documentation regarding correspondence with the Parish Council, together with earlier representations made on the</p>

		Plan, information on agricultural land classification, and documentation relating to developments within the Guyzance Hall Estate.
Sally Wintle, Officer	Natural England	No specific comments to make on the Plan, although provided Natural England standing advice covering issues and opportunities that should be considered when preparing Neighbourhood Plans.
Lisa Hamlin, Parish Clerk	Thirston Parish Council	No comments to make but wished the Parish Council luck in progressing their Plan.
Andrew Moss, Director	Ward Hadaway on behalf of S Marshall and E Annett	<p>Considered that the Parish Council should be aware of changes to the NPPF and the requirement for a review of the Northumberland Local Plan, particularly where any future conflict may arise between a revised Local Plan and Neighbourhood Plan policies.</p> <p>Considered that the Plan and its evidence base should have provided details on housing completions within the neighbourhood area.</p> <p>Concern raised that the Plan should look to the future and how it can accommodate future housing within an existing tightly-drawn settlement boundary. Concern that the Plan may not meet the basic conditions in this regard.</p> <p>Suggested that the Plan looks at allocating land for housing and considers that this can help bring forward affordable housing provision.</p> <p>Questioned delivery of rural exception site in the context of Policy ANP1 but support was given to Policies ANP2, ANP3, ANP4, ANP5, ANP6 and ANP7.</p>
S Champion	N/A	<p>Adoption of the Acklington Neighbourhood Plan would give Guyzance and its environment the protection from commercial enterprise that the listed buildings and surrounding rural area required. Considered that the field to the west of Guyzance should have been designated as Local Green Space.</p> <p>Support for the Plan in its entirety.</p>

J Blewett	N/A	Welcome the designation of Local Green Space to the south of Guyzance but considered that field to the west of the Village should have also been designated.
Sarah Brannigan, Planning Manager (Neighbourhood Planning)	Northumberland County Council	<p>Suggested minor amendments to correct typographical and formatting errors.</p> <p>Considered that supporting text to Policy ANP1 could be simplified and that it did not set out a clear justification for criterion (c) regarding the incorporation of new planting and landscaping.</p> <p>Noted conflict between Policy ANP2 and ANP6 relating to conversions, and that the Plan did not make it sufficiently clear how (and how often) the baseline data would be monitored.</p> <p>Noted conflict between ANP3 and Local Plan policies regarding the need to market community facilities for 6 months.</p> <p>Considered that part of Policy ANP4 was unclear regarding identification of a “mature hedge”.</p> <p>Support for Local Green Spaces designated under Policy ANP5 and associated evidence.</p> <p>Significant concerns raised regarding the wording of Policy ANP6 due to conflict with Local Plan Policy STP 1, a strategic policy which sets the County Council’s spatial strategy for the County.</p> <p>Support for non-designated heritage assets identified under Policy ANP7 and associated evidence.</p>