

Broomhaugh and Riding Neighbourhood Plan

Consultation Statement

March 2023

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations set out in the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of the regulations, define that a consultation statement must contain:
- Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - An explanation of how the persons and bodies were consulted;
 - A summary of the main issues and concerns raised by the persons consulted; and
 - A description of how those issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 In order to meet the requirements of the Regulations, this consultation statement sets out:
- The background to the preparation of the Broomhaugh and Riding Neighbourhood Plan ('the BRNP');
 - A summary of the publicity, engagement and consultation that has helped to shape and inform preparation of the BRNP;
 - Details of those consulted about the BRNP during plan preparation and the extent to which efforts were made to ensure the BRNP was prepared with support and input from the local community; and
 - A description of the changes made to the BRNP in response to consultation and engagement.
- 1.3 Broomhaugh and Riding Parish Council (BRPC) consider that the extent of engagement meets the obligations set out in the regulations.
- 1.4 The consultation statement is intended to help the independent examiner review the process of the preparation of the BRNP and make any appropriate recommendations in relation to the BRNP.

2. Background to the Broomhaugh and Riding Neighbourhood Plan

- 2.1 The BRNP has been prepared by BRPC, the qualifying body for the Broomhaugh and Riding Neighbourhood Area. The neighbourhood area was designated by Northumberland County Council on 21 October 2020. Following which BRPC established a steering group with delegated authority to prepare the plan. The first meeting of the steering group took place on 3 June 2021. Below the steering group, six working groups were created covering the following themes: natural environment, renewable energy and climate change, local economy, health and wellbeing, transport and streetscape, and built environment (including housing). The steering group has seven members which comprise a mixture of parish councillors and local residents.
- 2.2 The steering group, informed by the detailed work of the working groups, has developed the submission draft plan with officers from the neighbourhood planning team at NCC and an independent planning consultant, funded by government grant through Locality. A housing needs assessment technical support package was also prepared by AECOM via Locality. This blend of a community led steering group together with professional support has meant that the BRNP reflects the priorities of the local community and also meets the statutory basic conditions.

- 2.3 Initial work on the plan took place during Covid19 restrictions, however despite this, the plan has been informed by comprehensive and inclusive engagement with the community and other stakeholders. The engagement to inform the development of the plan is explained in detail in sections 2 and 4, in summary it has included:
- A parish wide residents survey (January and February 2021);
 - Drop in events – to discuss the vision and objectives for the plan as well as the possible scope for the plan and then to discuss the draft plan;
 - Updates in the Parish News (the church newsletter) – 13 updates have been included since October 2020;
 - Updates in the Parish Council Newsletter (delivered to every home in the parish) – four-page supplements in both the 2021 and 2022 issue; and
 - Email updated to residents (four email updates).
- 2.4 Feedback from the early engagement informed the preparation of a pre-submission draft plan, which was subject to consultation for six weeks, from 1 November 2022 to 13 December 2022. The submission draft plan (January 2023) is a revised version of the Pre-Submission Draft BRNP (November 2022). It is supported by an updated evidence base to take account of the changes between the pre-submission and submission drafts and has been modified to take into account representations received.
- 2.5 Throughout the development of the plan the steering group and working groups have met regularly (online during the Covid19 pandemic).
- 2.6 Key stages in the preparation of the plan can be summarised as follows:
- September 2020 – BRPC agreed to develop a neighbourhood plan and requested that any members of the local community who were interested in being involved to get in touch;
 - October 2020 – BRNP area designated by NCC;
 - January to February 2021 – residents survey;
 - March to April 2021 – review of responses to residents survey and establishment of working groups (topic areas informed by the results of the residents survey);
 - June 2021 – first steering group meeting;
 - June to October 2021 – initial evidence work to inform the draft plan including housing needs assessment, initial identification of open spaces and housing sites;
 - November 2021 – drop in event to provide feedback on the initial outcomes from the working group. Feedback was invited on the vision, objectives and possible themes for planning policies and community actions;
 - December 2021 to April 2022 – preparation of background papers and further discussions on potential housing allocations and areas of local green space, plan drafting;
 - May 2022 – early engagement on initial draft plan and draft background papers for housing and local green space;
 - June to October 2022 – amending plan and supporting evidence, informed by feedback;
 - November to December 2022 – consultation on pre-submission draft plan;
 - December 2022 to January 2023 – amending plan and supporting documents to reflect feedback;
 - January 2023 – approval of submission plan by BRPC and submission for examination, however following issues regarding SEA screening, submission was delayed;
 - April 2023 – submission.

3. Early engagement and awareness raising

Call for membership/ input

- 3.1 In September 2020 BRPC requested expressions of interest from members of the local community to get involved in the preparation of a neighbourhood plan. This invitation was included on the parish council website, Facebook and parish newsletter (see appendix 1).

Residents survey

- 3.2 In order to inform the scope of the neighbourhood plan a residents survey was undertaken during January and February 2021. All residents over the age of 15 were invited to complete the form. A printed copy of the questionnaire was delivered to every residence in the parish and for all those residents for whom email addresses were available, an invitation to complete the questionnaire was sent by email. Details of the survey were posted on the parish council website and posters promoting the survey were pinned to parish notice boards and displayed at the village shop (see appendix 2). Respondents were encouraged to respond online. As an incentive completed surveys were entered into a prize draw. The questionnaire also asked for volunteers to be involved in working groups, around 25 people offered to be involved.
- 3.3 The online survey was completed by 295 residents and 120 residents completed a hard copy. According to the 2020 electoral roll, there were approximately 770 voters in the parish. As the survey was open to those aged 15 and over, it was estimated that around 790 people were eligible to complete the survey – the response rate was 54%.
- 3.4 A full report of the survey results was made available on the parish council website in March 2021, an update was provided in the parish newsletter and an email update provided to residents who had supplied their email addresses to the parish council (appendix 3). The survey report remains available online¹. The results informed the creation of six working groups which looked in greater depth at the issues identified through the survey.

Engagement on vision, objectives, policy areas and community actions

- 3.5 During November and December 2021 views were sought on the outcome of the progress being made by the working groups. A drop in event was held on 13 November 2021 and residents were encouraged to provide feedback by 12 December 2021. Details of the engagement was posted on the parish council website, a supplement was included in the parish newsletter which is delivered to all households and two emails were sent to residents. Posters were displayed at the drop in event and these were also available online (appendix 4)
- 3.6 The drop in event was attended by 57 people and 21 written responses were received. A summary of the feedback was published online and is available in appendix 5.

Ongoing engagement

- 3.7 A dedicated page of the parish council website was established and this was used to provide updates on consultation and evidence work, for example the housing needs assessment. Regular updates were provided in the parish newsletter. Progress with the neighbourhood plan would also be discussed at parish council meetings, for example in the parish newsletter and the annual parish meeting in 2022 included a discussion with planning consultant regarding the

¹ <https://ridingmill.org/wp-content/uploads/2021/03/BRPCsurveyReport.pdf>

development of the Broomhaugh Site, this meeting was attended by 30 members of the public, plus parish councillors (appendix 6).

4. Pre-submission engagement

- 4.1 Consultation on the pre-submission draft plan took place between 1 November 2022 and 13 December 2022. The local community, consultation bodies (appendix 7) identified by NCC and additional interested parties identified by BRPC (appendix 8), were informed of the consultation and how to comment on the plan in the following ways:
- A letter was sent to the consultation bodies and other interested parties (appendix 9);
 - The draft plan, policies maps and all evidence documents and reports of the consultation were all available on the parish council website (appendix 10);
 - Hard copies of the plan and policies maps were available on request;
 - An article was included in the parish newsletter which is delivered to all households (appendix 11);
 - An email was sent to all residents for which the parish council holds email addresses (appendix 12)
 - Posters were pinned to parish notice boards (appendix 13);
 - Feedback could be provided online or via a feedback form (appendix 14); and
 - An article was included within the Hexham Courant (appendix 15).
- 4.2 A drop in event took place on Saturday 5 November 2022 at the Parish Hall between 10am and 3pm. Hard copies of the plan and background papers were available to view and a summary of the plan proposals included on display boards (appendix 16). The event was attended by 32 people.
- 4.3 Responses were received from 11 of the consultation bodies and 29 residents. Appendix 17 provides a table of responses and details of how they have been taken into account in the submission draft plan. The proposed amendments were agreed by the steering group on 19 December 2022 before the submission draft plan was considered and approved at its meeting on 23 January 2023. An update on the consultation was provided in the parish newsletter (appendix 18).

5. Conclusions

- 5.1 The submission version of the BRNP is built upon broad engagement with the community since September 2020 until the end of the consultation period in December 2022. The outcome is a submission plan that reflects both the aspirations of the local community and is in general conformity with both local and national planning policy, meeting the basic conditions.
- 5.2 This consultation statement demonstrates that the consultation and engagement process for the plan has been substantial, effective and proportionate. It has also been extremely effective in shaping a plan that is aimed to benefit both current and future generations of Broomhaugh and Riding Parish.

Appendix 1 – Initial call for membership/ input

Extract from PC website <https://ridingmill.org/2020/09/>

A Neighbourhood Plan

Thursday 24th September 2020 by Clerk

A Neighbourhood Plan for Riding Mill

Broomhaugh & Riding Parish Council is considering whether to prepare a neighbourhood plan for the parish. Neighbourhood Plans were introduced by the Localism Act and can be a powerful tool for communities to have their say over how and where they want development in their areas to take place. As well as directing development, they can also identify and protect things which are important to the community, such as local green space, community facilities or heritage. Once a neighbourhood plan is brought into force, it will be used to help determine planning applications in the area it covers.

In Northumberland, neighbourhood plans are created by parish or town councils and set out planning policies for the development and use of land in their area. These can be either general or site-specific policies but cannot block development already agreed through the Northumberland Local Plan.

The Neighbourhood plan process

The process of preparing a neighbourhood plan is set out in legislation and there are a number of steps that a plan must go through for it to be 'made' (brought into legal force). These are set out below:

- **Stage one: area designation**

Neighbourhood planning activity can only take place in areas specifically designated 'neighbourhood areas'. The Parish Council must submit an area designation application to the County Council.

- **Stage two: preparing a neighbourhood plan**

The way in which neighbourhood plans are prepared will be decided by the Parish Council. In most cases, a steering group will be established to lead preparation of the plan. This would typically involve: gathering information about the neighbourhood area and engaging with the community to identify local aspirations and priorities; identifying a vision for the neighbourhood area; setting out a clear purpose for a plan including identifying objectives to be achieved through the plan; and drafting planning policies to help deliver the objectives of the plan

Once prepared, the draft plan must be subject to a six-week period of consultation. This will include consulting national bodies as set out in legislation.

Following the consultation period, all comments received must be considered and any amendments thought to be necessary must be made to the plan before it is submitted to the County Council.

- **Stage three: submit the plan**

Once the plan has been submitted to the County Council, it will be checked to make sure it meets legal requirements.

This information will be publicised for a minimum of six weeks and any comments submitted will be sent directly to an independent examiner.

- **Stage four: independent examination**

The independent examination will consider whether the plan meets a set of 'basic conditions' set out in legislation. They will produce a report detailing their findings and make recommendations about the draft plan including whether it should be put to referendum in the local area.

- **Stage five: referendum**

The County Council will publish the examiner's report and, where recommended, will organise a local referendum. For the plan to be adopted, it must receive majority support from the local community. If more than 50% vote in favour, the County Council must bring it into force.

The Parish Council is keen to find out if any members of the community would be keen to get involved, whether it's getting involved in consultation with the community, coming up with ideas of what we would like to see in the Plan, or even helping write the plan itself.

There are already a number of successful Neighbourhood Plans in Northumberland and preparing a plan for Riding Mill could be a real opportunity to try to shape the area for the future.

For more information or to register your interest, please contact Catherine Harrison, the Parish Clerk, via email: ridingmillclerk@gmail.com

Extract from Facebook



Riding Mill Clerk

26 January 2021 · 🌐

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The Parish Council is proposing to develop a Neighbourhood Plan. Whilst a neighbourhood plan is not guaranteed to stop unwanted development it would make it much harder. The starting point for a neighbourhood plan, however, is to undertake a survey of the village. Hard copies will be available in due course, but we are hoping that as many people as possible will complete it online.

Neighbourhood Development Plan Survey

The Parish of Broomhaugh and Riding has evolved over the years, shaped by the people who live and work here. This survey provides an opportunity for every resident to have a say in the future of our Parish. We will use this information to ensure that what we plan to deliver to the area reflects the feelings and needs of the people.

What is a Neighbourhood Plan?

Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. Neighbourhood Plans set out planning policies for the development and use of land in their area. Parishes

Extract from parish newsletter

A Neighbourhood Plan for Riding Mill

Riding Mill Parish Council are considering whether to prepare a neighbourhood plan for the parish. Neighbourhood Plans were introduced by the Localism Act and can be a powerful tool for communities to have their say over how and where they want development in their areas to take place. As well as directing development, they can also identify and protect things which are important to the community, such as local green space, community facilities or heritage. Once a neighbourhood plan is brought into force, it will be used to help determine planning applications in the area it covers.

In Northumberland, neighbourhood plans are created by parish or town councils and set out planning policies for the development and use of land in their area. These can be either general or site-specific policies but cannot block development already agreed through the Northumberland Local Plan.

The neighbourhood plan process

The process of preparing a neighbourhood plan is set out in legislation and there are a number of steps that a plan must go through for it to be 'made' (brought into legal force). These are set out below:

- **Stage one: area designation:** The Parish Council must submit an area designation application to the County Council.
- **Stage two: preparing a neighbourhood plan:** Usually, a steering group will be established to lead preparation of the plan. This would typically involve: gathering information about the neighbourhood area and engaging with the community to identify local aspirations and priorities; identifying a vision for the neighbourhood area; setting out a clear purpose for a plan including identifying objectives to be achieved through the plan; and drafting planning policies to help deliver the objectives of the plan.
- **Stage three: submit the plan**
- **Stage four: independent examination**
- **Stage five: referendum.**

The Parish Council is keen to find out if any members of the community would be keen to get involved, whether it's getting involved in consultation with the community, coming up with ideas of what we would like to see in the Plan, or even helping write the plan itself.

There are already a number of successful Neighbourhood Plans in Northumberland and preparing a plan for Riding Mill could be a real opportunity to try to shape the area for the future.

For more information, please contact the Clerk: ridingmillclerk@gmail.com

Appendix 2 – Residents survey awareness raising (January 2021)

PC website <https://ridingmill.org/2021/01/>

Month: January 2021

Neighbourhood Plan – We need your help!

Tuesday 26th January 2021 by Clerk

Survey link –

https://www.surveymonkey.co.uk/r/brpc_np

The Parish Council is proposing to develop a Neighbourhood Plan. Whilst a neighbourhood plan is not guaranteed to stop unwanted development it would make it much harder. The starting point for a neighbourhood plan, however, is to undertake a survey of the village. Hard copies will be available in due course, but we are hoping that as many people as possible will complete online.

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What is a Neighbourhood Plan?

Neighbourhood planning is a new way for communities to decide the future of the places in which they live and work. Neighbourhood Plans set out planning policies for the development and use of land in their area. Parishes will be able to choose where to site new houses and amenities and have a say in what those buildings will look like. With the publication of the Government White Paper and the expected changes in the way that planning decisions are taken, it is important that residents make their views known.

Does a Neighbourhood Plan carry any legal weight?

Once a Neighbourhood Plan is in force following a successful referendum, it carries real legal weight. Decisions on planning applications in our Parish must be made in accordance with its policies so long as they are relevant to the applications. Your Parish Council has taken the first step and has registered Broomhaugh and Riding as a “Neighbourhood Area”. The next step is a formal consultation with residents – and that is what this questionnaire is all about.

The more people who complete this questionnaire, the better we will be able to identify all the Parish aspirations and needs and incorporate them into the Neighbourhood Plan. So, please try to find 15 minutes to complete this questionnaire. Whatever your views and ideas this is your chance to influence our Parish’s future development.

All members of the household aged 15 or over should complete a separate form. It would help us considerably if you are able to complete the form online. To do so visit https://www.surveymonkey.co.uk/r/brpc_np

Completed surveys will be entered into a prize draw (as long as you provide a name and e-mail address). First prize will be a voucher for £50 (to be redeemed at a shop of your choice); there will be a further five vouchers for £10 each, redeemable at the village shop.

The closing date for completion is Sunday 28 February

Thank you very much for your help with this.

Residents survey poster



You will shortly get a questionnaire through your letterbox. It relates to the Village Plan - a document that, when complete will help to determine the future development of Riding Mill; when, where and how many (if any) houses may be built in or around the village.

Please fill the form in and return it (preferably on-line) - instructions on how to do this are included with the form.

Riding Mill Needs You!

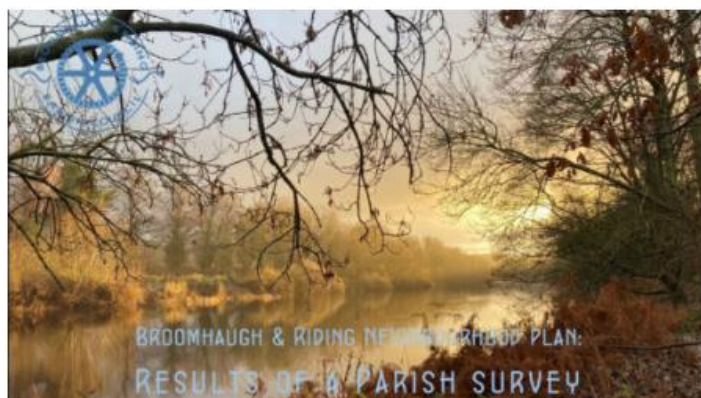
Appendix 3 – Update on residents survey (March 2021)

PC website <https://ridingmill.org/2021/03/>

Month: March 2021

Results of Parish Survey

Friday 26th March 2021 by Clerk



Thank you to all those who participated in the village survey. We achieved a response rate of 54 per cent which is a fantastic response. These responses have been collated and interpreted to produce a report. To view a copy of the report please click [here](#).

The next step is to create working groups looking in more depth at six areas of housing & the built environment, the natural environment, climate change & renewable energy, local economy, transport & streetscape and leisure & recreation. A large number of people volunteered to be part of the next stage and we will be getting in touch with these residents shortly.

CLARIFICATION: There are no agreed areas for Housing within Riding Mill in either parish council or Northumberland County Council plans and comments in the report are individual opinions expressed by residents and are not policy of the parish council or the County Council.

Parish newsletter – update

PARISH COUNCIL NEWS

Neighbourhood Plan: Stage 2 – Preparing the Plan

Thank you so much to all of you who completed our recent survey. At over 54% return, this more than makes it a statistically relevant response. The report is available on the Parish Council website at www.iga.fyi/psr.

The analysis and evidence contained within the survey will inform the next steps. Small groups (which will involve those of you who volunteered to help) will be set up to consider the responses, gather additional evidence and suggest possible input into a NP. Groups will be as follows: Built environment/Housing, Natural Environment, Local Economy, Renewable energy/Climate change, Transport & Streetscape and Leisure & Recreation.

A neighbourhood plan puts in place planning policy for a neighbourhood area to guide future development. A neighbourhood plan is about the use and development of land and may contain a vision, aims, planning policies, proposals for improving the area or providing new facilities, or allocation of key sites for specific kinds of development. It should not promote less development than that identified in the local plan for the local area (such as new housing allocations). It can allow greater growth levels, providing it meets the basic conditions. It can specify policies and guidance on how new development should be designed, oriented and located.

The small groups will inform a steering group, who will translate the emerging ideas and proposals into a series of policy statements and, where appropriate, site allocations. We will be able to call on the services of a professional planner to help us draw up the formal NP framework and expect to receive further grant assistance in the next financial year to cover the cost of this.

Once there is a draft neighbourhood plan, it must be subject to a six-week period of consultation. Following this, the plan will be modified as necessary and finalised. Then the plan is submitted to the local planning authority with supporting statements before being subjected to independent examination and possible further amendment. Lastly, it will be subject to a parish referendum.

We will keep you updated via the parish news, parish website and e-mail and hopefully more community involvement as we get past the pandemic restrictions.

Other issues arising from the survey

The survey results and comments have been fascinating and it's clear that you all love the village and are keen to make sure it's the best it can be.

The following issues, whilst informing our group investigations, are not within the responsibility of the Parish Council though we will ensure that the views are shared with the appropriate authorities:

Speeding: We live on an A road and although traffic calming measures have been put in place, they are not currently being enforced (due to Covid). The pedestrian crossing proposed by The Wellington will certainly have a calming effect, but we do not as yet have a date from NCC for its installation. The village is part of the Community Speedwatch initiative which allows us to record details of speeding vehicles using approved detection devices. If you would like to volunteer, please get in touch.

Cyclists speeding down the hill past 'Bobby's shop' have come in for criticism and any ideas to solve this would be welcome. Please note that the safe crossing point over the A695 from Station Road is just further down the road towards The Wellington, where there is a lower kerb and dimpled paving to identify the location, and where there is good visibility both up and down the road.

The introduction of the speed reduction measures outside the school on Church Lane have at last been finished and new white lines are in place and old ones repainted. The safety measures around the entrance to the Spinney are also now complete. The PC will reinstate a gate to make it secure for the schoolchildren who visit, and this is in hand.

Highways and Footpaths: Following some severe weather this winter, the village roads are in poor condition – the road leading to the station and the road to Beaulerc particularly spring to mind. This is the sole remit of Northumberland County Council (NCC) and we have already drawn the problems to their attention. Our local county councillor is very aware of the problems and repeatedly reminds NCC, who are prioritising repairs on a safety basis.

Utility companies: It is very frustrating that our section of main road is seemingly continuously being dug up by the utility companies, whether it be Northern Gas, NWL or Comex. However, these companies have a statutory right to do this for emergency and maintenance work. The provision of the new gas main is really important to remove the smell of gas that has been a constant feature over the past few years.

Signage: It has already been noted that there is a plethora of signs in the village and once the pedestrian crossing is in place and the highway work complete, our local county councillor will work with the Parish Council to review the signage and remove any unnecessary signs and the old speed activated signs if they are no longer in use. It may be that we can replace the solar powered signs with those that indicate the speed of the vehicle, rather than an intermittent speed sign.

Better broadband: Many of the respondents to the village survey asked for faster and better quality broadband. The good news is that it should be available within the next 12 months. In large part due to the efforts of Anne Dale, Stocksfield has been selected to benefit from the so called Gigabit Broadband Voucher Scheme. This provides all the capital funding to allow every business and every home 'fibre to the home' and speeds of up to 1000Mbps. FACTCO, who are working closely with Northumberland County Council to install high speed fibre, are able to include Riding Mill in their installation plans. If you think that you might be interested, with no commitment at this stage, go to <http://factco.co.uk/stocksfield/> to register your interest (please do this even if you have already registered with the Gigabit Voucher scheme).

Dog Fouling: Another matter of great concern to a number of residents. This problem does seem to be getting worse over the lockdown. More signs do not seem to have any effect.

Please, please, dog owners do the responsible thing and bag your dog's poo and put it in the bin (any bin)

Annual Parish Meeting

We're still waiting for confirmation as to whether the parish council can continue to meet online after the beginning of May. If we can, we propose to hold this year's annual Parish Meeting via Zoom and our topic will be the Neighbourhood Plan.

Thursday 13th May has been set as the provisional date but please watch the notice board and website for further details.

Improving village communications

Whilst most respondents to the village survey said that they were happy with communications from the Parish Council, many respondents also had ideas for how communications could be improved – and many of them were keen for there to be a village e-mail list. We have no intention of bombarding you with e-mail, but it would make it easier for the Parish Council to communicate, for example, to continue to update you on the progress of the neighbourhood plan or when we know that a road will be dug up. If you provided your e-mail address when you completed the survey, you will be on the list already (though you can easily unsubscribe). If you are not on the list and would like to subscribe, please visit <http://eepurl.com/hsCgeX> or use the QR code.



Community Tree Planting – Saturday 8th May

We've had to remove quite a number of dangerous or decaying trees over the last few years and, unfortunately as ash dieback takes hold in Marchburn woods, there will be many more to be felled in the future. We are therefore very grateful to the Woodland Trust for supplying the Parish Council with a community tree pack which consists of 105 sapling trees. There has been a delay in dispatching the trees and they are now not expected to arrive until the end of April. We are therefore proposing to hold a community tree planting event on Saturday 8th May. Please register your interest in taking part by emailing the clerk at ridingmillclerk@gmail.com. This will be a covid secure event - on the day, you will be given a time to collect your tree(s) from the Parish Hall gardens and will be provided with a plan of where we would like you to plant your tree(s), planting instructions together with the sapling tree, support cane and tree guard. You will need to bring along your own tools.

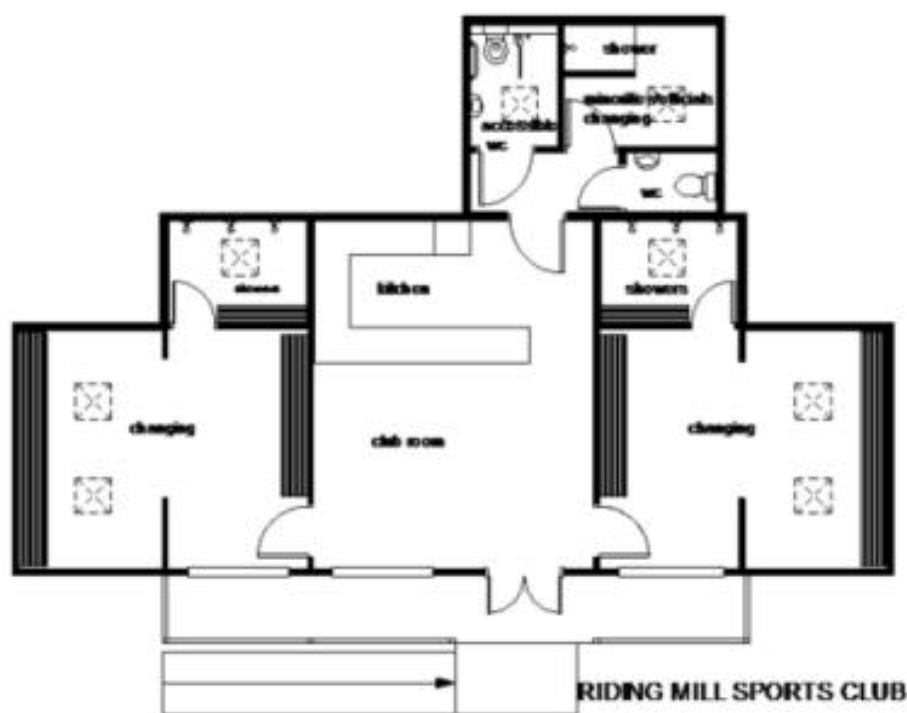


NB: This event is weather dependent – if the weather is hot and dry at the beginning of May we may have to postpone and simply plant the trees in pots so that we can water them and keep them secure until we can reschedule the event for late autumn.

Riding Mill Sports Club

Many of you will have seen the recent changes in the sports club where the cricket club are sprucing up the existing pavilion and introducing other improvements.

The Parish Council have finally put together the funding required to bring the pavilion into the 21st century. Thanks to the Football Foundation, Anne Dale (members fund), Kath Keady (Active Northumberland), Cricket Club and the Parish Council, funding is in place to add toilets to the west, additional changing space and showers to both the north and south and a disabled ramp at the front. Work has already started and we look forward to seeing you all at the opening event later this year.



Email to residents

Results Of Parish Survey

[View report](#)

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[HTML Source](#)

[Plain-Text Email](#)

[Details](#)

[View this email in your browser](#)



Results of Parish survey

Thank you so much for participating in the village survey. The Parish Council really appreciates your participation. We achieved a response rate of 54 per cent which is a fantastic response. We promised in the survey that we would keep you up to date as the Neighbourhood Plan progresses - and the first step is the publication of the results of the survey. The report is available from the Parish Council website ([click here to download](#)).

The next step is to create working groups to look in more depth at six areas of housing & the built environment, the natural environment, climate change & renewable energy, local economy, transport & streetscape and leisure & recreation. A large number of you volunteered to be part of the next step and we will be getting in touch with you separately.

Parish communications

There was a request from many respondents to set up a Parish Council e-mail list. Having village residents on e-mail would make it easier for the Parish Council to communicate over issues like the Neighbourhood Plan, where we are keen to involve as many of you as possible, but also easier to communicate when other needs arise. We have, therefore, set up this MailChimp service. If you do not want to receive e-mails from the Parish Council at all, please click below to opt out. If you would like to continue to receive e-mails specifically on the Neighbourhood Plan but not anything else, [please contact us directly](#). We promise that we will only send you e-mails occasionally so you will not be overwhelmed.

Feedback

Our mailing address is:
Clerk to the Parish Council
10 Church Close, Riding Mill NE44 6DP

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).

Appendix 4 – Early engagement on vision, objectives, policy areas and community actions (November 2021)

Website text

November 2021 Update – Community Consultation

We are making good progress with ideas for the neighbourhood plan. Six working groups have been meeting and want to share their work so far. An open day was held on Saturday 13 November with large posters. All the posters are available here as downloadable PDFs. If you would like to comment, please email (ridingmillclerk@gmail.com) or use the 'contact us' form on the website. It would be enormously helpful if you could provide your comments by **12 December**.



NEIGHBOURHOOD PLAN



Progress Report

Following the village survey early in the year, the creation of working groups and the offer of a grant from Locality to engage a consultant, work on the Neighbourhood Plan is well underway.

The survey produced a very positive response. People who call the village home tend to stay in the village, some for over 50 years. However, this has resulted in an aging population and there is a desire to achieve a more balanced demographic. The overwhelming reason people like Riding Mill is the easy access to surrounding countryside, the green spaces, the rural atmosphere and the good transport links. Through the *Policies and Community Actions* within our Neighbourhood Plan, we want to preserve the character of the village, whilst addressing concerns that have been evident since the last Parish plan, prepared in 2002. Riding Mill has a strong sense of community and this will be at the heart of the vision of our plan. There was, and still is, a desire to provide some affordable housing, as well as making it easier for people to move to smaller houses within the village as long as the wonderful green spaces surrounding the village are protected. Much of this is safeguarded by green belt status. This has ensured that the village has

been protected from urban sprawl and has helped to maintain its identity and separation from other settlements, as well as providing an important habitat for wildlife.

To develop the Neighbourhood Plan, the Parish Council has facilitated the establishment of six working groups and delegated authority to a Neighbourhood Plan Steering Group, which will guide and agree the content of the plan up to Consultation Draft stage. The six groups cover Built Environment, Natural Environment, Transport, Renewable Energy & Climate Change, Health & Wellbeing, and the Local Economy.

To give you some idea of the progress and ideas so far:

Built Environment:

Through the government's support package, we have commissioned a housing needs assessment, undertaken by Aecom, which will build on the survey feedback. The results are expected shortly and will inform our policies. The Northumberland Local Plan identifies Riding Mill as a service village. Therefore, it is expected that we will provide some new housing at a level proportionate to the village. The Neighbourhood Plan will identify planning policies which will require that any new housing to be provided where there is a need, has minimal impact on the green belt, maintains our rural character, is sustainable, and in line with our design code. A list of heritage sites and possible small



Residents value the good transport links

COMMUNITY EVENT

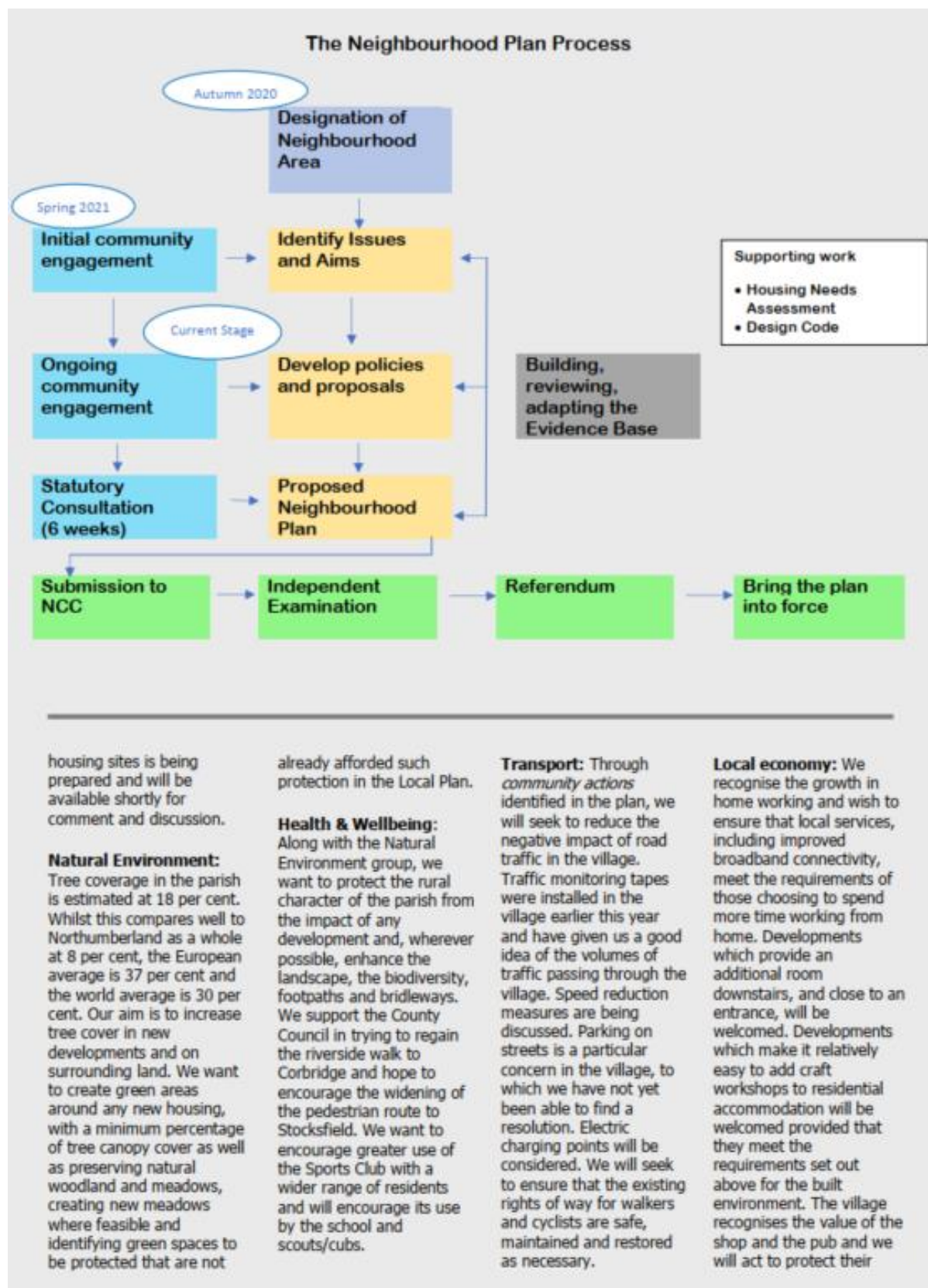
Residents' views are key to the preparation of a Neighbourhood Plan and we therefore want to obtain feedback to our proposals as we complete each stage.

Our first community event will be held on

SATURDAY 13TH NOVEMBER

in the Millennium Hall from 10 am - 3 pm

We hope that you will join us and share your thoughts.



current use including nominating them as assets of community value.

Renewable energy & Climate Change: It is proposed that the village adopts an ambitious, but necessary, objective in relation to climate change and renewable energy – we have declared a climate emergency, but this has to be more than words. We aspire to become a 'zero carbon' village by 2035, using the following objectives: firstly, aiming to reduce carbon emissions through effective built environment design; secondly, and especially for existing properties, encouraging reductions in energy use through efficiency measures; thirdly, through greater use of energy from renewable sources (which may include some local generation); and, lastly, if necessary compensating for carbon emissions, for example, through planting more trees and hedges. It is thus proposed, if feasible, that new buildings, and extensions requiring planning permission, be designed to minimise the use of energy and clean



We want to increase tree cover as well as preserving natural woodland and meadows, creating new meadows where feasible.



We would like to see the footpath to Stocksfield widened to create a safe route for both pedestrians and cyclists. Cyclists would be able to link to the Hadrian cycleway at Bywell.

water in anticipation of future requirements for carbon neutral works and applications.

Whilst the Neighbourhood Plan will focus specifically on planning policies, each of the groups are also considering *community actions* – actions that can improve the facilities in the village. Previous ideas, that are now coming to fruition, include the pedestrian crossing that will shortly be installed on the main road outside The Wellington, improvements to the Mill Pond area, and heritage trail boards that will be installed soon.

We intend to illustrate all of the Neighbourhood Plan proposals at an exhibition to be held on Saturday 13th November in the Millennium Hall. If you are unable to join us, please use the response form on the next page to return any comments you may have at this stage. Please leave the form in the box at the Parish Hall. Anyone still wishing to participate should make themselves known to the Parish Clerk.

Explanation of terms:

The **Housing Needs Assessment** provides vital evidence to help understand the expected demand for housing in the parish over the plan period. It considers the need for affordable housing, and how this should be split into the different tenures; the type and size of dwellings required to develop a housing stock that is aligned with community

needs; including the needs of specialist groups, e.g. housing for the elderly.

What is **Affordable Housing**? Affordable housing is for people who cannot afford to buy or rent a home on the open market. Why might we want affordable housing in our village? House prices have outgrown incomes in recent years. People on low incomes – often undertaking key roles in the community such as

teaching assistants, farm workers or shop and pub staff – cannot afford to set up home in the village. This means that young people in particular are moving away with negative impacts on both themselves and the community. Social and family networks can break down whilst local services such as schools, public transport, shops and pubs become less viable. Affordable housing helps to sustain communities by

offering local people the chance to stay living in the place where they have strong connections.

The **Design Code** provides clarity on what is expected for any new development in an area. It should demonstrate good quality design ensuring developments respond to and integrate with local surroundings and landscape context as well as the existing built environment.

The Parish Survey

The Parish Council undertook a village survey at the beginning of 2021 - the last one had been in 2002 - to seek views and opinions as part of the preparatory work to develop a Neighbourhood Plan. This achieved a very high response rate of 54 per cent, which was very encouraging, with the profile of respondents mirroring very well the population according to the 2011 census. The biggest reason to live in Riding Mill is easy access to



green space, followed by rural atmosphere and then being a safe place to live and good transport links. Whilst some respondents were against

any new housing, most wanted to see appropriate development focusing on sustainable housing, affordable housing and energy

efficient housing. There was agreement however that Riding Mill specifically did not need any more larger houses and a majority were strongly against any building in the green belt. Given the current debates on climate change, it was encouraging that 40 per cent of respondents report that they sourced at least some of their energy from renewable sources. The full report is available at <http://iga.fyi/psr>



If you are unable to attend the community event on Saturday 13th November but wish to comment on the proposals outlined above, please do so by completing the form below and returning it to the NP comment box left outside the Parish Hall. Alternatively, please email the Clerk at ridingmillclerk@gmail.com

[illegible]

Share Your Views On The Neighbourhood Plan

[View report](#)[Replicate](#)[Campaign Preview](#)[HTML Source](#)[Plain-Text Email](#)[Details](#)

[View this email in your browser](#)



Neighbourhood Plan - Community Consultation

Thank you to everyone who came along on Saturday to view our Neighbourhood Plan exhibition. We've received many useful comments and suggestions.

If you weren't able to attend the event, the posters are now on display outside the Supper Room at the Parish Hall or alternatively you can find them on our website:

<https://ridingmill.org/neighbourhood-plan/>

We'd love to hear from as many residents as possible and comments can be emailed to the Clerk at ridingmillclerk@gmail.com or via the comment form on the website.


The consultation ends on **Sunday 12th December**.



edback

Posters used at drop in event

<https://ridingmill.org/wp-content/uploads/2021/11/poster1.pdf>



Broomhaugh & Riding Neighbourhood Plan

Local plans

In 2012, the Localism Act 2011 introduced new powers to allow local communities to shape local development by preparing a neighbourhood plan. Neighbourhood plans contribute to the statutory development plan for Northumberland and are used by the County Council to help decide whether to approve or refuse planning applications.

The Broomhaugh and Riding Neighbourhood Plan will set out locally specific planning policies which will provide clear guidance describing the type of development that will be acceptable in the Parish. This means the residents will have a greater say in how the village develops as a sustainable community. The plan can include 'Community Actions', proposals that will be taken forward by the Parish Council to address issues of concern but which are not planning issues.

Our starting point

People in the village tend to stay in the village, some for over 50 years. However, this has resulted in an aging population and there is a desire to achieve a more balanced demographic.

Residents of the Parish of Broomhaugh and Riding want to see development that expresses their aspirations and reflects what is special and important about the Parish.

The overwhelming reason people like Riding Mill is the easy access to surrounding countryside, the green spaces, the rural atmosphere and the good transport links.

Riding Mill has a strong sense of community and this is at the heart of our strategy. It is surrounded by wonderful green belt on all sides, which has ensured that the village has been protected from urban sprawl and helped to maintain its identity and separation from other settlements, as well as providing important habitat for wildlife. We thus want to preserve the character of the village, whilst addressing concerns evident since the 2002 plan. There was, and still is, for example, a desire to provide some sort of affordable housing. These thoughts are reflected in our vision for the next 15 years.

A vision for the village

Making the most of our heritage, connectivity and rural environment, we aspire to become a more balanced, diverse and sustainable community.

To support our vision, we set out below six strategic objectives (each of which is explained in more detail in the accompanying posters)

- Housing** To ensure a balanced provision of housing, reflecting Riding Mill's demographic, all of which meets the Riding Mill design code and targets zero carbon
- Natural environment** To achieve an environment which is optimal for the health of people, flora and fauna, is in keeping with the dark skies initiative and optimises aesthetics, whilst maintaining a safe and hospitable environment
- Transport & streetscape** To become a more attractive place to live and visit through better connections to different modes of public transport and easier to navigate as a pedestrian and cyclist with improved wayfinding
- Climate change & energy** To become a 'zero carbon' village by 2035
- Health & wellbeing** To provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and wellbeing
- Local economy** To recognise the growth in home working and to ensure that local services meet the requirements of those choosing to spend more time working from home

The process so far

The Parish Council took a decision last year to develop a neighbourhood plan. The PC then undertook a survey of the residents early in 2021 which resulted in a very positive response.


We now have some funding from the government to employ specialist advisers, but much of the hard work in developing a plan is being undertaken by volunteers. We have set up six groups, to explore and make suggestions for each of the six topic areas, and a steering group chaired by Matt Warner.

Those volunteers have been working hard to develop the ideas and suggestions that are presented here today but we are conscious that it is a small group. We very much hope that you will all share your ideas and feedback and that will help us to move towards a much improved draft.

We want your feedback

We want to hear from you. Nothing has been agreed though there are several teams of volunteers all working on aspects of the proposed neighbourhood plan. Do you agree with the ideas so far? What more would you like to see? Please e-mail ridingmillclerk@gmail.com or use the 'contact us' form on the website.

<https://ridingmill.org/wp-content/uploads/2021/11/poster2.pdf>



Natural environment

Introduction

The village survey identified how much people like the access to green space and the green village surroundings. However we want to promote the continued conservation and enhancement of the natural environment and contribute as much as possible to the mitigation and adaptation of climate change and biodiversity crisis.


We want to achieve an environment which is optimal for the health of people, flora and fauna, is in keeping with the dark skies initiative and optimises aesthetics, whilst maintaining a safe and hospitable environment.

Open space

It is proposed that the following areas be identified as Protected Open Space:

- Weir woodlands including the Mill pond
- Grass on Marchburn Lane
- Grass by the Parish Hall
- Grass & Woodland by the tennis courts
- Streamside woodland strip by the playground
- Road verge out to Broomhaugh roundabout
- The Spinney
- Old trackway leading on from Church Lane
- Field at east end of village
- Field at west end of village
- South Close field (owned by Northumberland Wildlife Trust)

Mill pond



Option 2

There is a project underway to clear the mill pond, which is currently being monitored following a start on the clearing out of the pond and leat.

Tree cover

The drivers for tree planting include those relating to health and well being, Net Zero and potential announcements at COP26, biodiversity, commercial reasons and to mitigate noise pollution. The green agenda was considered the top priority with the village having previously declared itself in support of a climate emergency and the environment and green agenda being very highly ranked in the initial survey.

There was some misperception as to how green the parish currently is (measured as a percentage of total area covered by tree canopy) and therefore objective evidence and benchmarks were sought.

International comparators include Sweden at 69%, New Zealand at 39% and the US at 34%. The world average is 30% though England is just 9% and, despite Kielder, Northumberland is just 8%. The parish tree coverage at 18% is good compared to England but poor compared to the rest of the world.

We propose a target for Riding Mill for a minimum of 37% overall tree coverage with a new development requirement of a minimum of three trees per single house. Larger developments would require pro rata trees and / or tree buffer zones.

Potential sites are shown on the map below: Healey Estates are currently planning a new woodland which is welcomed.

Community action

Community actions are made up of projects and activities that have been identified by the sub-group that cannot form planning policies. Although the Neighbourhood Plan cannot deliver these projects, as they are not planning policies, by identifying their potential they can be included in the final plan. They will be consulted as potential actions and aspirations and as such may garner the support of the community. These may include:

- Tree planting schemes
- Continuing to support litter picks, to place sufficient bins in strategic locations, and to request signage relating to bin liner dumps and over filling in adjacent laybys.
- Establishing a community trust with the purpose of promotion of the natural environment, by owning, leasing or acting as guardian over land, carrying out appropriate maintenance/ planting

Wild flower meadow

Discussion is underway with the owner of the field on the opposite side of the road to the sports club with an intention for it to become and remain a wild flower meadow.

This would be of great benefit to the village as an additional green space.

Biodiversity

Some thought should be given to biodiversity with any development or community action.


Consideration should be given to ensuring fences have openings for safe passage of hedgehogs, swift boxes can be installed where possible. A network of wildlife corridors would be ideal.

Your views

Are there open spaces in the parish that you would like to see protected?

Do you have other ideas to enhance the natural environment?

<https://ridingmill.org/wp-content/uploads/2021/11/poster3.pdf>




Renewable energy & climate change

Introduction

The village proposes an ambitious, but necessary, objective in relation to climate change and renewable energy:

To become a 'zero carbon' village by 2035.

Our overall approach to climate change is based on a hierarchy of objectives (see figure below) and reflects the policy set out in the Northumberland Local Plan.



Planning policies

Embedding energy efficiency and renewable energy into building design

New buildings, and extensions requiring planning permission, should be designed to minimise the use of energy and clean water. Proposals must be supported by sufficient information to demonstrate how they:

- incorporate passive design measures to improve the efficiency of heating, cooling, ventilation and lighting, with passive solar gain, ventilation and energy efficiency maximised;
- include measures to reduce the waste generated during construction and ensure that there is appropriate storage space and segregation facilities for recyclable and non-recyclable waste;

(c) ensure that energy and water efficiency measures are incorporated into the development;

(d) incorporate on site energy generation from renewable sources; and,

(e) reduce energy demands of historic buildings.

Modifications to listed buildings

The installation of energy saving measures, if sensitive to the reasons for the listing, will be strongly encouraged.

Environment & landscaping


Applications for planning permission will be required to show a landscaping scheme that encourages the use of planting and meadows and compensates for the footprint of the proposed development.

Sustainable drainage

Applicants for planning permission will be expected to investigate sustainable drainage from buildings, driveways and landscape features to mitigate the water flowing into surface water drainage.

Footpaths and cycle paths

New developments will be required to demonstrate how they reflect and support the policy to promote cycling and walking.



Community action

Renewable energy

Renewable and low carbon energy generation development that are led by or meet the need of the local community will be encouraged. Proposals for individual and community scale energy will be supported subject to the following criteria:

- the siting and scale of the development is appropriate to its setting and position in the wider landscape;
- the proposed development does not create an unacceptable impact on the amenities of local residents or on features of natural or biodiversity importance.

Goal: sustainable net zero – and beyond?

Objectives	Methods	Local aims	Planning policies
Eliminate energy use through design	Design code/ building regulations	All new homes to be zero carbon	Overarching low energy policy for new homes
Reduce (current) energy use	Reduce embodied carbon	Encourage home improvement	Overarching low energy policy for new homes & planning applications, including listed buildings
	More & better insulation	Address constraints preventing improvements to listed buildings	
	More efficient space & water heating (incl. heat pumps)	Encourage home improvement	Require provision in developments
	Green(er) travel	More walking & cycling	Require provision in new homes
Generate (and utilise) green energy	Reduce, reuse, recycle	E-bikes	
	Solar thermal/ photovoltaic	EV charging points	Require provision in new homes
	Hydro	Coordinate supermarket deliveries	
	Wind	More solar panels	Require provision in new homes
Compensate	Electric power storage/ heat storage	Explore scope for community energy generation	Support proposals for renewables
	Carbon capture	Tree planting	Require provision in developments

Goal: mitigate effects of climate change

Objectives	Methods	Local aims	Planning policies
Predict local effects	Geographical survey of flood plains and hillside water drainage		
Prevent future problems	Gather climate data	Predict likely risk of damage (all buildings in high winds, isolated trees etc)	
	Lock at similar areas	Design code/ building regulations	Water management policy
Alter to withstand	Consider "worse than worst case" scenarios (height of flood plain etc)		New developments to demonstrate water management/ heat management
	Urban planning (drainage/shade)		
	Design new houses to be cool and dry in summer and warm in winter		
	Flood management/drainage		
Compensate	"Rebuild better" after eg storm damage		
	Tree planting to ensure species adapted to predicted weather		
	Add wind breaks		

<https://ridingmill.org/wp-content/uploads/2021/11/poster4.pdf>



Local economy

Introduction

The draft local plan for Northumberland County Council proposes a hierarchy of development giving priority to main towns, then service centres, service villages and lastly small villages. Riding Mill is seen as a service village. Towns will be the main focus for employment. A service village may have one or more services such as a school or a shop and may well be able to support additional services for the benefit of residents but it is expected that development will be commensurate with its size. Thus, there is an argument that Riding Mill does not require any policies related to the economy or, indeed, that it does not need to do anything in relation to its economy.

However, there are several businesses in dedicated business premises in the village and a significant number of residents who are running businesses from home. The village survey suggested that there is a desire for more opportunities for people to be able to start a business in the village.

Planning policies

Responding to the increase in home working, we propose a strategic objective:

To recognise the growth in home working and to ensure that local services meet the requirements of those choosing to spend more time working from home.

The county's emerging local plan appears to cover all the areas that we might otherwise want to address. The following policies from the local plan are relevant (the initials reference proposed policies in the plan – see iga.jv/ncc/p or use the QR code).



Your views

We are keen to hear your views on the local economy. Would you like to see more businesses in the village? What can we do to support businesses in the village? Would you like to see assets in the village protected as assets of community value?

Community action

There are three other policies in the emerging county plan which are of interest: INF2 (community services and facilities), INF3 (local village convenience shops and public houses) and INF4 (assets of community value) explain that proposals for development will not be supported if they lead to a loss of community services, or a loss of convenience stores or public houses, or assets of community value.

There are assets in the village, such as the pub, that are (or could be) of considerable benefit to the village. As more people engage in home working, there will potentially be more demand for services to be easily accessible in the village. Moreover, easier access to services will support an ageing population who find it increasingly difficult to go to alternative provision.



<https://ridingmill.org/wp-content/uploads/2021/11/poster5.pdf>



Health & wellbeing

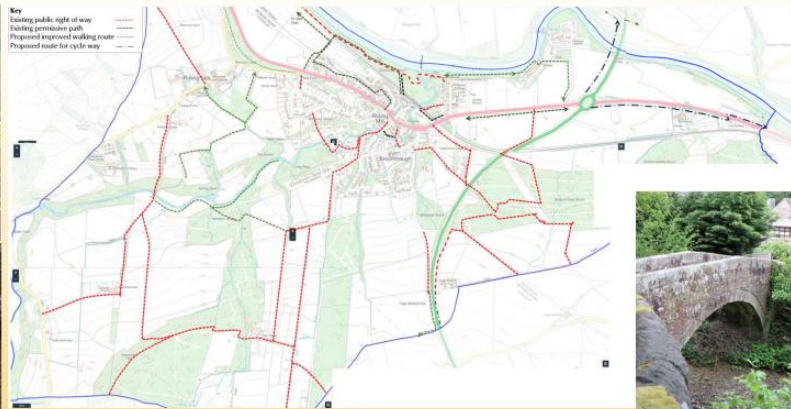
Introduction

Health and wellbeing – and simply being able to enjoy the environs of Riding Mill – are important to all the residents.

Our overarching objective therefore is to provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and well-being.

We will aim to deliver this through

- seeking to improve cycle and pedestrian infrastructure within the Parish;
- Renewing and enhancing the riverside right of way footpath to Corbridge;
- Making more use of the land leased by the Riding Mill Sports Club involving a wider range of residents and more activities, including the infants' school; and,
- Keeping the Tennis Club facilities up to date.



Your views Are you happy with our suggestions? Or have you additional ideas? Does anything concern you about health and well being in the parish? Are you willing to help arrange activities?

Planning policies

We see four areas where there is a need for policies:

Natural environment & biodiversity: protect the rural character of the Parish and surrounding area from the impact of development and protect and enhance the local landscape character, its biodiversity, footpaths and bridleways; consider the impact of all built and other development on sites and features that are environmentally important in the Parish and surrounding area; protect landscape, local fauna, flora and wildlife and habitat connectivity within and beyond the Parish.

Public realm: avoid unacceptable impacts on neighbouring residential areas.

Footpaths & cycle ways: encourage proposals that improve the network of cycle ways and footpaths. Ideally, cycle ways and pedestrian lanes would be separated for safety reasons; in particular, the footpath from Riding Mill to Stocksfield to be widened to provide a safe route for pedestrians and to provide a link for cyclists to the Hadrian's Cycleway across Bywell Bridge.

Facilities: The Neighbourhood Plan will encourage proposals that create or enhance leisure and recreational facilities for the residents of the Parish, particularly young people.

Community actions

We see scope also for community actions:

Permissive paths: Possible additional permissive paths have been identified and are set out on the map of the Parish. Some of these would require additional funding but they could enhance the quality of walks and cycle ways available in the Parish.

Published walks: The Parish Council will enhance the information it already provides about public footpaths and cycleways and the actions that it is taking to conserve them for the future.

Music & general interest events: If there is sufficient interest, the group has identified an opportunity to establish an annual programme of community social events to provide musical evenings and other events such as talks on topics of general interest to the Parish, for example on local history and the local environment.

Summer fair: If there is sufficient interest, and volunteers for an organising committee, the group considers that the further development of the Summer Fair would be of benefit in establishing linkages within the local community.

<https://ridingmill.org/wp-content/uploads/2021/11/poster7.pdf>



Towards a new heritage

Introduction

Like many villages, Riding Mill has grown considerably over the last 100 years.



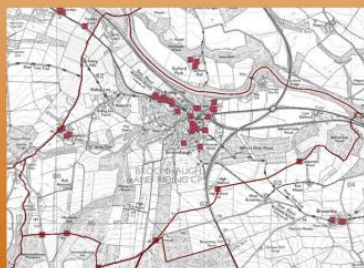
Riding Mill 1910



Riding Mill 1920

The village has a rich variety of architectural form from the last 300 years. It also has a higher proportion of listed buildings than the national average, as well as many more heritage assets which are included in Northumberland's Historic Environment Register.

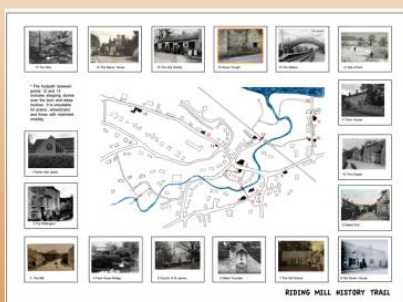
We believe that new development should contribute to the history and add to the future architectural landscape.



Riding Mill now, showing listed buildings

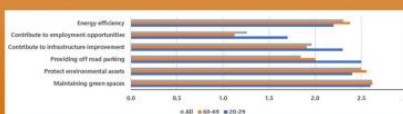
Enjoying our heritage

The residents of the village appreciate its history and heritage. And the history trail, prepared by the recreation subcommittee of the parish council, shows important examples of our heritage.



New design

It is our intention to develop a design code to ensure that any development, however large or small, works within a set of principles of good design, bearing in mind the results of the survey below:



Design Code

A design code is a set of design rules and requirements which instruct and may advise on the physical development of a site or area, in order to promote successful development. A National Model Design Code has been produced by the government and we understand the emerging Local Plan will contain one.

Good design in Riding Mill means:

- Respecting and understanding the scale and character of existing and surrounding buildings without the need for replication. Modern design is encouraged and welcomed alongside the preservation of historic character.
- Having a regard for listed buildings, their settings and importance to the history of the village.
- Respecting the spacing & size of plots when considering additional houses within existing curtilages, respecting any existing sight lines, arrangements of front gardens, walls, railings or hedges.
- Using good quality materials that complement the existing palette. Recyclable and reused materials are encouraged alongside the preference for materials that are part of the local vernacular.
- Adapting the principles of sustainable urban drainage in car drives, gardens and building proposals.
- Meeting the requirements of the 'Secured by Design' security initiative to minimize both the likelihood and the fear of crime.
- Innovating to achieve low carbon sustainable design in extensions, renovations and new build proposals. This can be through fabric first principles of insulation, renewable energy sources and correct orientation of building proposals.
- Providing sufficient external amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed streetscape.
- Including the facility for car charging in proposals.
- Valuing the landscape proposals of development which should enhance and add to the green nature of the village with a preference for the retention of trees, planting, meadows and wildlife.

Your views

We are anxious to hear your views.

Do you want to protect and enhance Riding Mill's heritage?

Do you agree that there should be a design code?

Do you agree with the principles of good design set out here? Or would you like to modify them? If so, how would you modify them?

<https://ridingmill.org/wp-content/uploads/2021/11/poster8.pdf>



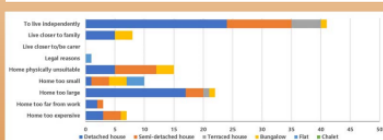
Housing needs

Introduction

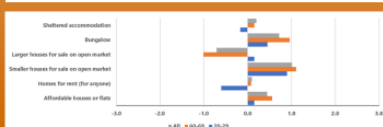
Whilst many villagers work from home, there is no discernible demand for more business premises within the village, so our review of the built environment is actually a focus on housing.

Village survey

The village survey asked several questions about housing needs and why, perhaps, people might need to move house. The biggest reason was from people wanting to live independently, so mainly demand from people growing up and leaving the family home. However homes being too large, unsuitable or too small also featured quite highly.



The survey then explored the type of housing that respondents might like to see in any new development. Scores could range from -3 for strongly disagree to +3 for strongly agree. Most respondents were in favour of most types of housing, though most opposed the building of larger detached houses. Comments included a desire for housing specifically designed for older residents and a desire for houses which would attract families with young children. Several respondents stressed the need for sustainable housing, affordable housing and energy efficient housing. A small number indicated that they were against any new housing. Many respondents noted that, whilst they could see the need for more housing, they also wanted to preserve Riding Mill's rural character.



Older people

Northumberland as a whole has an ageing population and Riding Mill has a population that is ageing even more. Indeed, the number of people aged over 75 is expected almost to double between 2019 and the end of 2021.

The county strategy has identified a need to increase the range of accommodation with support solutions for older people. Moreover, the Housing Needs Assessment estimates that some 26-38 specialist accommodation units might be needed within the plan period up to 2036. At present, there is only one specialist care home within the parish.

Arguably, this means that there is a potential need for more specialist housing for older people, and perhaps suggests that new housing should require standards of accessibility and adaptability that go beyond the emerging Local Plan.

We aim to enable people to maintain their independence and to continue to live within and participate in Riding Mill's vibrant community.

Younger people

Younger people struggle to buy in Riding Mill because of high costs of housing. The income required to buy an average Riding Mill home is more than would be expected to be available to those on average household incomes. Arguably, therefore, there is a need for affordable housing, that is, "housing for sale or rent for those whose needs are not met by the market".

The Housing Needs Assessment, undertaken on behalf of the steering group by AECOM, suggests that there is a relatively large group of households in the parish who may be able to afford to rent privately but cannot afford home ownership. Moreover, the results of their life-stage modelling suggest that there is a need to increase the proportion of smaller (one and two bedroom homes) reflecting the village survey responses.

An increase in the number of one and two bedroom properties could help to provide alternatives for younger people without children and older residents wishing to downsize.

Objective

Taken together, the survey responses, the changing demographics and the housing needs assessment, combined with thinking from the other strategic objectives, lead us to propose this housing objective

To ensure a balanced provision of housing, reflecting Riding Mill's demographic, all of which meets the Riding Mill design code and targets zero carbon

Affordable housing

Affordable housing is defined in national planning policy and includes housing for sale or rent, for those whose needs are not met by the market. It can include affordable housing for rent, starter homes, discounted market sales housing and other affordable routes to home ownership. The Housing Needs Assessment estimates that Riding Mill requires roughly seven units of affordable rented housing and 26 units of affordable home ownership over the period of the plan (up to 2036).

Your views

We are anxious to hear your views.

Do you agree with our assessment? Specifically, do you agree that there is a mismatch between supply and demand? Do you believe that building a restricted number of smaller houses might begin to address this mismatch?

<https://ridingmill.org/wp-content/uploads/2021/11/poster9.pdf>

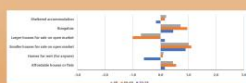


Possible locations for new housing

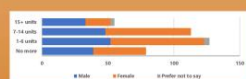
Introduction

The emerging local plan has identified the Riding Mill/ Broomhaugh as a service village and has not identified a need to provide for any additional land for housing development over and above existing planning permissions.

The housing questions in the village survey show clearly that there is no desire for larger houses within the parish and, further, that people would like to see some form of smaller and more affordable houses. The Housing Needs Assessment bears this out.



Respondents were also asked how many additional homes could be accommodated within the village:



The results of Aecom's life-stage modelling exercise indicates that by 2036, in demographic terms, there is a need to increase the proportion of smaller (one and two bed homes) in the neighbourhood area. This increase could help provide alternatives for younger people without children, older people wishing to downsize and starter families.

Sites for housing

The key constraint on any development within the parish is the green belt. The government attaches great importance to this, stating that

"the fundamental aim of Green belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence" (para 137, National Policy Planning Framework - NPPF)

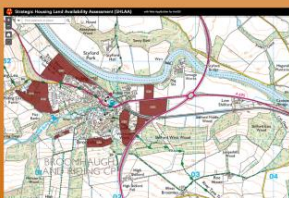
The NPPF sets out the approach to be taken in determining proposals affecting the green belt:

"Inappropriate development is by definition, inappropriate to the green belt, and should not be approved except in special circumstances" (Para 147)

There are, however, exceptions to this (para 149, NPPF), which include:

- Limited infilling in villages
- Limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)

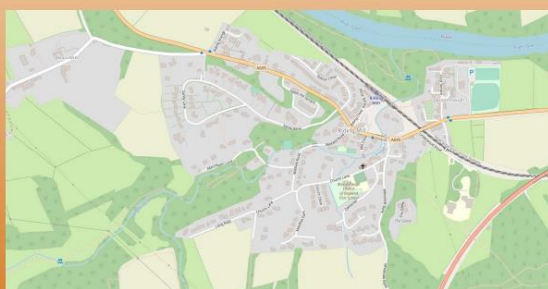
The county carried out a SHLAA (strategic housing land availability assessment) in 2019 which assessed some possible housing sites (see below) but **all were discounted due to being in the green belt** and therefore contrary to national policy at the time.



Search for sites

The neighbourhood plan can allocate sites for housing where a need has been identified. We consider that our survey and the housing needs assessment has demonstrated that there is a need for specific housing development in the parish. The allocation of sites must be informed by a thorough site assessment. This assessment process will consider issues such as impact on the purposes and openness of the green belt, natural environment constraints, historic environment constraints, flooding, physical constraints as well as ease of access to services.

The steering group has undertaken some initial site assessment work but we would like to hear from you. If you have strong views for or against individual sites, please let us by sending an email or completing the response form on the website.



Appendix 5 – Summary of feedback from November 2021 engagement

COMMENTS FROM THE COMMUNITY ENGAGEMENT AND COMMENT SHEETS

HOUSING/BUILT ENVIRONMENT:

- village not suitable for starter homes
- no large houses required
- no building in the green belt x 4
- no mention of church or school or Parish halls
- sceptical that social housing can work in RM
- supportive of 3 trees as part of design code, & design code generally
- need social housing with preference for those living within a 4m radius
- if Station Close site considered, there needs to be a return road onto the A695
- affordable smaller houses welcomed, but not at the expense of the green belt!
- backing for affordable and smaller housing
- would like to see any planning or licensing applications, on PC land, by sports bodies/recreational committees submitted to LA, to have PC backing prior to application
- affordable housing, but not in the green belt

NATURAL ENVIRONMENT

- supportive of tree planting schemes, esp. replating woodland sites
- plant trees around perimeter of cricket field
- plant trees in gaps along A695
- possible dimming of streetlights was mentioned x2; blackout blinds are needed in parts of station close; station lights come on too early; loss of insects; educate residents about outside lighting and how it affects fauna
- reduction in streetlighting hours would be good
- need to promote hedgehog routes ie hedges not fences, or at least fences with gaps
- dog park requested with dog proof fence
- field around Wentworth to be a protected space?, due to 40 species of fungi
- would like track west of Church Lane to be a protected space x 2
- supportive of wild meadow
- needs to promote dark skies initiative
- links with TRT to be promoted

TRANSPORT AND STREETScape

- 2 people in favour of 20mph thro' the village, esp. at Broomhaugh where older people have to cross the road. x 3
- suggestion of a priority lane scheme at the narrowest section of A695 x2
- change 30mph speed limit sign at W end village to show actual speed
- older residents were keen to get ADAPT to service the village??
- EV points should be progressed- old playground/ station/ parish hall etc.
- all public areas should be reinstated properly
- concerns re tennis club parking on Millfield Road
- need to encourage use of public transport
- looking forward to the pedestrian crossing to ameliorate the poor crossing at that point
- would like to see an off route cycle path to Stocksfield

NB perhaps streetscape should be moved to a different section; village entrances, street furniture and large areas of tarmac in village need to be considered??

LOCAL ECONOMY

- increase in shopping options should be welcomed- veg. boxes?
- encourage farmers to grow/farm organically
- is there still a covenant on some houses in the village preventing working from home/businesses? if so, can this be removed?
- concurred with efforts to improve connectivity. x2
- can Bobby's shop be designated a community asset?

HEALTH AND WELLBEING

- could the path to the blue bridge either side of the river be reinstated?
- linking footpath and cycle paths felt to be good
- can footpath maps be located around the village?
- there used to be a welcome letter sent out from the PC to all new residents, with the clubs, facilities and 'rules' listed – could/should this be reinstated?
- should mental health be covered?
- relocating the tennis club adj. the CC, whilst a major scheme, should not be ruled out??
- hopes that "keeping the tennis club facilities up to date" does not include floodlights. x 8
- a village history society was mentioned
- new path along the line of the old roman road??
- more emphasis on therapeutic benefits of open space

RENEWABLE AND CLIMATE CHANGE

- EV points should be progressed- old playground/ station/ parish hall etc.
- welcomed the SUDS suggestion in the design code
- poor WAN signal in village preventing take up of smart meters
- supportive of community owned energy project
- wind generation project suggested for top of Whiteside bank
- would have preferred a target of 2030 for zero carbon achievement

Comments translated from the comments received from the 17 people who filled in sheets following the event and at the event, and emails rec'

CH/ Dec. 9th 2021
Added Dec 12th

Appendix 6 – Example of ongoing engagement/ awareness raising

Parish newsletter

Parish Council News

Next PC meeting/AGM

May's Parish Council meeting is also the AGM. It will be held on **Monday 9th May** at 7.45 pm in the Supper Room, Parish Hall. County Councillor Anne Dale and members of the Parish Council will be available to take questions from the public from 7.15 pm.

Annual Parish Meeting

A reminder that the annual Parish Meeting will be held on **Thursday 12th May** at 7 pm in the Parish Hall.

This is a meeting for all the electors of the Parish – it is not a Parish Council meeting.

There will be formal reports from the School, the Village Hall Trust, County Councillor Anne Dale, St James's Church and the Parish Council. This will then be followed by an update on the Neighbourhood Plan with a chance to ask any questions – please see below.

Neighbourhood Plan

Last month saw the completion of the draft neighbourhood plan; the culmination of 12 months research and investigation into the village needs from now until 2036.

So, thank you to all those parish councillors and volunteers who freely gave their time to help.

The Broomhaugh and Riding Neighbourhood plan sets out a vision, a set of objectives and policies for our neighbourhood area for the period to 2036. It builds on the parish plan of 2002, the survey of 2021 and addresses the challenges and opportunities we face as a community in terms of sustainability and climate change, protecting and enhancing our natural environment, ensuring continuation and improvement of our facilities and services, includes accessibility and transport and a commitment to provide housing to achieve a more balanced demographic.

Many of you will not know of the work done in the background following our community exhibition last November, but this month will see the next stage when the following information will be made public and available for comment:

- Draft neighbourhood plan
- Draft background natural environment paper, including areas to be designated as Local Green Space
- Draft background housing paper

The information will be available on the website and there will be a limited number of hard copies available for those of you without access to the internet.

However, the plan is more than a planning document as it includes a set of community actions that sit alongside the policies and reflect issues identified by local residents during the consultation work. We hope that many of you will get involved in turning our new community actions into reality too.

This information has been submitted to the local authority neighbourhood planning team for screening and consultation with Natural England, Historic England and the Environment Agency. Once this is complete then we will carry out the formal statutory 8 week consultation with the parish. Any comments will be taken on board.

The final plan will be the subject of a referendum within the parish, organised by Northumberland

County Council. Once approved by the community and adopted by the County Council it will become a formal part of planning policy for our parish.

Annual parish meeting May 2022

<https://ridingmill.org/2022/05/>

Annual Parish Meeting – Thursday 12th May

Tuesday 3rd May 2022 by Clerk

ANNUAL PARISH MEETING

To be held on Thursday 12th May at 7.00 pm in the

Parish Hall, Millfield Road

ALL WELCOME

AGENDA

1. Welcome and apologies
2. Minutes of 2021 meeting
3. Report from Broomhaugh C of E First School
4. Report from the Village Hall Trust
5. Report from St James Church
6. Report from County Councillor Anne Dale
7. Report from the Parish Council – Christine Howe, Chair
8. Parish Council – Draft Financial Statement – for information only
9. Any other business

At the conclusion of the formal meeting, there will be a presentation highlighting the work to date on the Neighbourhood Plan. There will be an opportunity to discuss the future housing needs of the village and a representative from Bradley Hall will be present to outline a possible housing scheme at Broomhaugh.

Cllr. Christine Howe, Chair

Appendix 7 – Pre-submission engagement, consultation bodies identified by NCC

Appendix A: Neighbourhood Plan Consultation Bodies for Broomhaugh & Riding Parish Council

Consultation Body	Organisation	Contact Details
Local Planning Authority	Northumberland County Council	
The Coal Authority	The Coal Authority	
Homes England	Homes England	
Natural England	Natural England	
The Environment Agency	The Environment Agency	
Historic Buildings and Monuments Commission for England	Historic England	

Consultation Body	Organisation	Contact Details
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	
National Highways	National Highways	
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	The Alncom Group	
	Avonline	
	British Telecommunications	

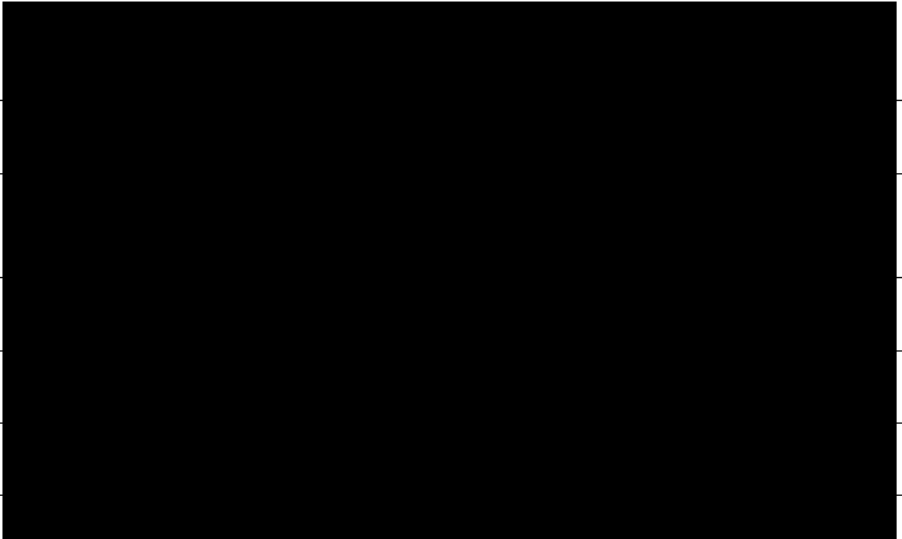
Consultation Body	Organisation	Contact Details
	Plc.	
	Briskona	
	CTIL (Acting on behalf of Vodafone and O2)	
	EE	
	Three	
	Virgin Media Limited	
	Wildcard Networks	
	Arqiva	
	Openreach	

Consultation Body	Organisation	Contact Details
Any person to whom the electronic communications code applies	CTIL (Acting on behalf of Vodafone and O2)	
	EE	
	Three	
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	
	National Grid	
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	

Consultation Body	Organisation	Contact Details
Sewerage undertaker	Northumbrian Water Limited	
Water undertaker	Northumbrian Water Limited	
Marine Management Organisation	Marine Management Organisation	
Adjoining local authorities	All local authorities, including parish councils, that adjoin the neighbourhood area	
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area		

Consultation Body	Organisation	Contact Details
Bodies which represent the interests of different religious groups in the neighbourhood area		To be identified by the Parish Council
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		To be identified by the Parish Council
Bodies which represent the interests of persons carrying on business in the neighbourhood area		To be identified by the Parish Council
Bodies which represent the interests of disabled persons in the neighbourhood area		To be identified by the Parish Council

In addition, the following organisations have asked to be notified about neighbourhood plans in Northumberland. Please notify them about the Regulation 14 consultation.

Organisation	Contact Details
The Theatres Trust	
Sustrans	
National Farmers Union	
All Things Neighbourhood Planning	
SSA Planning	
Quod Planning	
Tetlow King Planning	

Appendix 8 – Pre-submission engagement, other interested bodies/ parties identified by BRPC

Bodies which represent the interests of different religious groups in the NA:

- St James's Church
- St James's Church
- Methodist Church
- Minsteracres
- Shepherds Dene

Bodies which represent the interests of different racial, ethnic or national groups in the NA:

- None identified.

Bodies which represent the interests of persons carrying on business in the neighbourhood area:

- No specific bodies covering the parish, individual businesses notified (see below).

Bodies which represent the interest of disabled persons in the neighbourhood area:

- Adapt North East

Other interested parties/ organisations:

- Karbon Homes
- RM Village Hall Trust
- Riding Mill Scout Group
- Broomhaugh First School
- Riding Mill Outdoor Pre-school
- Hadrian District Scout Council
- Northumberland Wildlife Trust
- Anne Dale, County Councillor
- Deli at the station
- Tuesday Drop in Group
- Riding Estate
- Hugh Charlton
- Healey Estate
- Bradley Hall
- Wentworth Grange
- Osbit Ltd
- Allendale Estates
- Jamie Armstrong
- Women's Institute
- Farnely Estate
- Wellington Hotel

Appendix 9 – Letter sent to the consultation bodies and other interested parties



Broomhaugh & Riding Neighbourhood Plan

«Address»

28th October 2022

Dear Consultee

Broomhaugh & Riding Neighbourhood Plan Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity

Broomhaugh & Riding Parish Council, as a qualifying body for the purposes of neighbourhood planning for the Broomhaugh & Riding Neighbourhood Area, has prepared the Pre-Submission Draft Broomhaugh & Riding 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 **Tuesday 1st November and Tuesday 13th December**.

The draft Plan and supporting documents can be viewed on the Riding Mill Parish website <https://ridingmill.org/neighbourhood-plan/>. Requests for printed copies of the Plan and supporting documents, or for an appointment to view the documents must be made either by email ridingmillclerk@gmail.com or by telephone 01434 682348.

The Parish Council are planning to hold a drop in event on Saturday 5th November at the Supper Room, Parish Hall between 10 am and 3 pm, where printed copies of the plan and supporting documents will be available.

Representations may be made by completing the form on our website, by email to ridingmillclerk@gmail.com or by post to Catherine Harrison, 10, Church Close, Riding Mill NE44 6DP.

I would be pleased to receive your written representations on the Plan and supporting documents **before 12 noon on 13th December**.

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

Yours faithfully



Christine Howe
Chair, Broomhaugh & Riding Parish Council

Appendix 10 – Pre-submission engagement, website text

Neighbourhood Plan

October 2022 Update

Broomhaugh & Riding Neighbourhood Plan Consultation

Tuesday 1 November to Tuesday 13 December 2022

We need your views on our draft Plan!

Since late in 2020 the Parish Council, through a steering group of parish councillors and local volunteers has been working to develop a neighbourhood plan. This is a document which is prepared and agreed by the local community. Neighbourhood Plans include planning policies to guide new development in the local area as well as community actions that relate to other non-planning matters.

Once the Plan is adopted, its policies will be used by Northumberland County Council to assess planning applications for new development. The Parish Council will work with others to facilitate the delivery of the community actions.

We are consulting on our draft Neighbourhood Plan and would also welcome feedback on the evidence documents that have informed it.

The key documents we need your feedback on are:

- The Pre-Submission [Draft Broomhaugh & Riding Neighbourhood Plan](#);
- Draft policies maps: [full parish map](#) and [inset map](#) .

The other documents we have prepared which provide further background on elements of the draft Plan, which we would welcome comments, are:

- [Local green space background paper](#)
- [Housing background paper](#)
- [Housing Needs Assessment](#)

The draft plan has also been informed by a parish residents survey which took place during January and February 2021 [See below – March 2021] and engagement on vision and objectives for the plan [See below – November 2021].

You can let us know your views on the draft plan in the following ways:

- Preferably, by using the online response form <https://forms.gle/VxS3mYEpxUoUMB5DA>;
- Downloading a [response form](#) and emailing or posting it back to us;
- Sending an email to us at ridingmillclerk@gmail.com;
- Sending a letter to us at Broomhaugh & Riding Parish Council, 10 Church Close, Riding Mill, Northumberland, NE44 6DP.

Comments need to be received by 12 noon on Tuesday 13th December 2022

If you have any questions about the plan, you can get in touch with us in the following ways:

- By email to: ridingmillclerk@gmail.com; or
- by phone to 01434 682348 (during office hours).

Drop in event

If you want to find out more about the plan we are holding a drop in event between 10 am and 3 pm on Saturday, 5th November 2022 at the Parish Hall where hard copies of the plan and supporting documents will be available.

Appendix 11 – Pre-submission engagement, article included in the parish newsletter

Broomhaugh & Riding Draft Neighbourhood Plan Update - October 2022



Northumberland County Council's neighbourhood team have now agreed that we can move to the Consultation Stage. A strategic environmental assessment has not been necessary; neither has a habitat regulations assessment. This should be ratified by Natural England shortly.

This consultation means that we would like all residents to comment on the plan; any comments will be taken on board by the Steering Group and our consultant, and the plan adjusted to take account of any agreed amendments. The final plan will then be submitted to NCC, who will send it for examination by an independent examiner. If acceptable, NCC will organise a referendum for the whole parish.

The six week consultation will be your last chance to input into the plan before we submit it to Northumberland County Council and we very much welcome any comments you may have. The plan will be online on our website, available in hard copy at the Parish Hall and hard copies on request for those of you without access to a computer.

A drop-in event will be held in the Supper Room at the Parish Hall on Saturday 5th November from 10 am - 4 pm when members of the Steering Group and our planning consultant will be available to answer questions.

A **summary** of the plan is reproduced below for information:

Background to our plan

Neighbourhood plans allow local communities to have a greater say in the future development of their areas. They include planning policies which guide the use and development of land and buildings. Neighbourhood plans do not need to repeat planning policies contained within the Northumberland Local Plan; they can however add important local detail. They can also include community actions which relate to other areas of work and projects.

For the policies contained within a neighbourhood plan to be used by Northumberland County Council to inform decisions on planning applications the plan must pass an independent examination and be supported by the local community in a referendum.

Work on the Broomhaugh and Riding Neighbourhood plan started with a survey which was sent to all households in January 2021 this helped to inform the issues for our plan to address as well as highlighting additional work that needed to be undertaken.

The parish council created a steering group to lead the work on the plan. Below this, six topic based working groups explored and made suggestions for the areas of: built environment (including housing), natural

environment, transport, climate change and energy, health and wellbeing, and the local economy.

During November and December 2021, we held a community consultation to present the outcomes of the initial work on the plan. This summarised the key issues and opportunities and described how planning policies and community actions could be developed in response.

Informed by the community feedback and additional work we have prepared a draft neighbourhood plan and we need your views.

Our vision and objectives

Neighbourhood Plan Vision

Making the most of our heritage, connectivity and rural environment, we aspire to become a more balanced, diverse and sustainable community.

The vision is supported by six objectives which clearly relate to the issues identified through early engagement:

1. **Built environment** - to ensure that the built environment respects and protects our heritage whilst delivering a balanced provision of

housing, reflecting the demographic of the parish and meeting the design policy and zero carbon targets;

2. **Natural environment** - to achieve an environment which is optimal for the health of people, flora and fauna, is in keeping with the dark skies initiative and optimises aesthetics, and which maintain a safe and hospitable environment;

3. **Transport** - to become a more attractive place to live and visit through better connections to different modes of public transport and easier to navigate as a pedestrian and cyclist with improved wayfinding;

4. **Climate change and energy** - to become a 'zero carbon' village by 2035;

5. **Health and wellbeing** - to provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and wellbeing;

6. **Local economy** - to recognise the growth in home working and to ensure that local services meet the requirements of those choosing to spend more time working from home.

Draft Planning Policies

Eight planning policies are proposed to deliver the vision and objectives:

- **Embedding energy efficiency and renewable energy** – seeks to ensure that all new developments within the parish will embed a commitment to sustainable design and construction. The policy requires development to incorporate measures to improve energy and water efficiency, reduce waste, embed energy generation from renewable sources, as well as reducing the energy demands of historic buildings;
- **Design** – requires new development to conserve and enhance local distinctiveness by demonstrating high quality design. The policy includes several considerations for new development, including scale, heritage, materials, sustainability, protecting amenity, parking and accessibility, natural environment and pollution;
- **Local green space** – the policy proposes 10 sites to be protected as local green space (The Spinney, land to adjacent to Wentworth Grange, land adjacent to East View, old trackway off Long Rigg, woodland to the south of the playpark, A695 verge to Broomhaugh roundabout, grass and woodland adjacent to the tennis court, Marchburn Woods/ Mill Pond and the Parish Hall grassland);
- **Land south east of Manor House** – the policy proposes the allocation of the site for the delivery of around 12 homes. It requires: the preparation of a masterplan, the delivery of homes that are needed in the parish (including smaller properties), appropriate access to the site preferably via Manor House or new access with Hollin Hill Terrace, high quality design, landscaping and tree planting, provision of open space, as well as car and cycle parking;
- **Riding Farm** – the policy proposes the allocation of the site for the delivery of three homes. Again, reference is included to the need for smaller homes and that the development must deliver high quality design, appropriate tree planting and landscaping, as well as car and cycle parking. In addition, there is the need for the development to sustain and enhance the significance of the adjacent heritage assets;
- **Housing development on unallocated sites** – supports the development of new homes where specific criteria are met. Reference is made to supporting limited affordable housing for local community needs within the Green Belt where it meets the requirements defined within the Northumberland Local Plan;
- **Accessibility** – provides policy support for new development that would protect improve and/ or extend the existing public rights of way network, allowing greater access for all. Reference is made to supporting the delivery of a new route for cyclists, pedestrians and horse riders connecting Riding Mill to Hexham, via Corbridge and to Stocksfield; and
- **Sustainable transport and new development** – the policy provides support for development that maximises the use of sustainable modes of transport. It requires applicants to demonstrate how development has been designed and located to: promote cycling and walking and reducing the need to travel, creating places that are safe for cyclists and pedestrians, supports sustainable transport choices, incorporates appropriate levels of parking and encourages the provision of electric charging points.



How to comment

The full draft of the plan and the supporting evidence papers are available online at <https://ridingmill.org/neighbourhood-plan/>

We need your comments to ensure the plan and policies we have drafted fully reflect the views of local people. You can comment in the following ways:

- Attending the drop in event: Saturday 5th November 10 am - 4 pm, Supper Room, Parish Hall
- Using the online form available at: <https://ridingmill.org/neighbourhood-plan/>
- By email to: ridingmillclerk@gmail.com; or
- By letter to: Broomhaugh and Riding Parish Council, 10 Church Close, Riding Mill, Northumberland, NE44 6DP.

Draft Community Actions

The draft plan includes **21 community actions** covering a wide variety of projects including: townscape and streetscape enhancements, wildlife, street lighting enhancements, establishment of a community trust, tree planting, footpath and bridleway enhancements, creation of safe walking and cycling routes, reducing the impact of heavy road traffic, promotion of renewable energy generation and reducing energy use, promoting the existing rights of way network and extending the network, as well as supporting participation in village sports clubs and groups.

1. Built environment

Objective: to ensure that the built environment respects and protects our heritage whilst delivering a balanced provision of housing, reflecting the demographic of the parish and meeting the design code requirements and zero carbon targets

The neighbourhood plan will now include policies for rural exception sites, rather than allocating any specific sites within the green belt. NCC have declined to support us in a review of areas of the green belt adjacent the village. In particular the parish council will work with Bradley Hall and their clients to progress the site identified as east of Ford Terrace.

Community action BE1: To improve townscape and streetscape as opportunities arise
-the grassed area beside Bobby's shop

The County Council are happy for us to do something with this area, but this will be at our own expense. Please submit any ideas you may have to the Parish Clerk and these will be investigated by the sub group.

-replacing and improving the planters at the village entrances

The old rotting planters are to be replaced later this year.

-the large tarmac area at the bottom of Whiteside Bank

Again we would welcome residents' ideas.

2. Natural Environment

Objective: to achieve an environment which is optimal for the health of people, flora and fauna, is in keeping with the dark skies initiative and optimises aesthetics, and which maintain a safe and hospitable environment.

Whilst we wait for confirmation of areas to be designated 'protected open space', we need to gather information re the four actions.

- We need you to tell us if you live in a street where the lighting is obtrusive?

- We need you to tell us where you think a community orchard might be located?

- We need you to tell us if you would like to help setting up a community trust?

- And lastly, how could we further the natural environment knowledge within the village?

All ideas and help are very welcome.

Community action NE1: Wildlife

To improve litter management in wildlife corridors/routes and work with local stakeholders to provide and improve interpretation about wildlife to increase local knowledge/interest.

Community action NE2: Street lighting

To work with Northumberland County Council to remove poorly designed street lighting with improved 'dark sky compatible' luminaires.

Community action NE3: Community trust

To establish a Community Trust which promotes and supports the natural environment. The Parish Council will create a community trust which will:

- Own, purchase, lease or act as guardian over land;
- Carry out planting and maintenance;
- Actively seek and manage donations, grants and legacies given to support the natural environment within the Parish of Broomhaugh and Riding.

Community action NE4: Tree planting

To promote tree planting to reach a target of 30% tree cover the Parish Council will encourage the planting of more trees, especially native trees, within and around the village. When possible, the parish will be willing to become involved in both the design and the planting of tree programmes. The Parish Council will encourage the planting of more trees, especially native trees, within and around the village, where compatible with existing nature conservation interest.

3. Transport

Objective: to become a more attractive place to live and visit through better connections to different modes of public transport and easier to navigate as a pedestrian and cyclist with improved wayfinding.

The results of the parish survey identified a number of concerns relating to traffic speeds and the lack of safe routes for pedestrians and cyclists. Reducing traffic depends on the availability or attractive alternatives. The village is part of great network of local footpaths and leisure trails but lacks good pedestrian and cycling routes to neighbouring settlements. Improving amenities for pedestrians and cyclists – and reducing the level of heavy traffic traversing the village – cannot be delivered through planning policies but can, potentially, be delivered through the parish council and others working together

on a range of actions. We recognise that many of these will require funding, but we will ensure that we are ready for any funding opportunities by preparing proposals so that we can take advantage of any funding that may become available. The village has reasonable provision of public transport (two buses and one train per hour in each direction between Newcastle and Hexham), but in common with many rural areas there is no integration of timetables or fares. An attractive system of public transport will provide opportunities to travel that meet the needs of residents and visitors, delivered reliably and cost effectively. There are both threats and opportunities. A recent review of local bus services resulted in no significant changes to the Newcastle - Hexham route, but the possibility of future reductions can't be eliminated. Opportunities lie in the Transport Plan produced recently by Transport North East, and the likely new mayoral combined authority embracing Northumberland that will have transport powers.

Community action T1: Footpath and bridleway enhancements

To enhance and develop the local network of footpaths and bridleways the parish council and its rights of way group will seek opportunities to extend the local network of footpaths.

Community action T2: Safe walking and cycling routes to Hexham and Stocksfield

To secure safe walking and cycling routes to Hexham via Corbridge and Stocksfield, the parish council will work with Northumberland County Council and groups promoting active travel to develop routes.

Community action T3: Impact of heavy road traffic

To improve the streetscape and reduce the adverse impacts of heavy road traffic through the village, the parish council will work with the highway authority.

Community action T4: Public Transport

To protect and enhance the current level of public transport provision, the parish council will work with transport providers and the regional transport authority.

4. Climate Change & Energy

Objective: to become a "zero carbon" village by 2035.

Have you noticed how many electric vehicles we have suddenly in Riding Mill? The results of the Parish survey and of other local meetings have demonstrated considerable local appetite for green energy production and for action to combat climate change and its effects. This aligns with the Northumberland Local Plan. In addition, many of the actions to help climate change have other broader benefits, such as improving physical fitness by walking or cycling rather than using a car, so many "climate change" actions tie into other areas of our local plan. A neighbourhood plan cannot override national legislation but it can give impetus to planning authorities to take local concerns into account.

The renewable energy and climate change group have identified several actions likely to be beneficial in the fight against climate change, including use of solar panels or other renewable energy sources; charging points for electric vehicles; encouraging the use of bikes and e-bikes; improved pedestrian access and an aim to improve the energy efficiency of existing homes (rather than knocking down and starting again). Sadly, we also need to consider mitigation of the effects of climate change which are already with us, the most obvious being flooding to low-lying areas of the Parish. Prediction of likely local effects, and planning action to prevent damage, should be another part of our plan.

The fight against climate change has to be continuous and our local action will not stop with the production of a Local Plan. However, it is important that we demonstrate the strength of

local feeling on this subject, as our plan will inform local planning policy for some time. We are keen that the climate change group continues to meet as a forum for the village and would welcome anyone who would like to come and learn more.

Community action CC1: Utilisation of energy from renewable sources

The parish council will actively encourage residents to source their energy from energy companies that have made a commitment to maximising the use of renewable sources.

Community action CC2: Promotion of domestic renewable energy generation

The parish council will create a section on its website specifically to support residents who wish to explore the installation of renewable energy mechanisms.

Community action CC3: Reduction in energy use

The parish council will offer advice to residents who wish to explore how they can reduce their energy consumption through improved insulation.

Community action CC4: Community renewables

The parish council will seek funding to allow it to undertake feasibility and other studies with the intention of designing and implementing a renewable energy scheme.

5. Health & Wellbeing

Objective: to provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and wellbeing.

The group has met with the County Council Footpaths Officer to have an initial discussion about progressing the Community Actions included in the Plan. A further meeting has been arranged towards the end of September which will include inspection of a number of the footpaths in the Parish to identify courses of action to

improve the condition of those paths.

Later this month, we will be represented at an inaugural meeting of a Tyne Valley Parish group to explore the creation of a traffic free cycle route from Wylam to Haltwhistle.

We are keen to establish the level of interest from the Parish in relaunching the Riding Mill Society, an organisation to arrange talks, presentations and community events and we ask members of the Parish to give us your views. Likewise, following the success of the Village Picnic to mark the late Queen's Platinum Jubilee this year, what degree of interest is there in relaunching an annual Summer Fair?

Community action H1: Promotion of walks and footpaths

The parish council will publish a series of walks and viewpoints around the parish promoting the existing rights of way. A map of the existing rights of way and permissive footpaths in the Parish is included on the policies map.

Community action H2: Extending the footpath network

Proposals for extensions to the existing rights of ways and suggestions for permissive footpaths have been identified. As these will enhance the choice and quality of walks, the parish council will approach local landowners to explore such proposals.

Community action H3: Riverside footpath to Corbridge

The parish council will continue to lobby Northumberland County Council to reinstate and enhance the existing riverside right of way from Riding Mill to Corbridge.

Community action H4: Hadrian's cycleway link

It is proposed to create a cycle path along the A695 from Riding Mill to Stocksfield. As well as providing a safe and green link for cyclists and pedestrians to enjoy leisure activities and to travel to work in the Tyne valley, it will also provide a link to Hadrian's Cycle Way to the north of Bywell bridge.

Community action H5: New cycleway and footpath west of A68, south of High Shilford Farm

It is proposed to create a cycle way and footpath on the west side of the A68 from the top of Whiteside Bank to the junction with the Broomley Road and the Healey Road, enabling cyclists and ramblers to reach the Healey Road from the village safely and then to link to other routes accessible from the Healey Road.

Community action H6: New footbridge over the A68

The parish council will prepare a proposal and will seek funding to install a footbridge over the A68 to link Whiteside Bank and Dere Street which was cut off when the A68 was built. This would thus obviate the need to cross the A68 by the Farm which is a dangerous but popular crossing point for pedestrians and cyclists.

Community action H7: Participation in village sporting clubs

The parish council wishes to see the tennis, cricket and football clubs continue to prosper and provide activities for younger players to learn these sports. Wider participation from residents will be encouraged.

Community action H8: Riding Mill Society

The parish council will gauge the level of village enthusiasm to relaunch the Riding Mill Society – which could organise talks, presentations and community events.

Community action H9: Summer fair

The parish council will gauge the level of village enthusiasm to relaunch the summer fair which could help to build links and relationships within the local community and, if there is sufficient interest, support the creation of an organising committee.

6. Local Economy

It is considered that planning policies will support the delivery of objective 6 and there is no need to identify community actions.

Appendix 12 – Pre-submission engagement, email to residents

Broomhaugh & Riding Neighbourhood Plan Consultation

[View report](#)[Replicate](#)[Campaign Preview](#)[HTML Source](#)[Plain-Text Email](#)[Details](#)

Broomhaugh & Riding Neighbourhood Plan Consultation

Tuesday 1 November to Tuesday 13
December

We need your views on our draft Plan!

Since late in 2020 the Parish Council, through a steering group of parish councillors and local volunteers has been working to develop a neighbourhood plan. This is a document which is prepared and agreed by the local community. Neighbourhood Plans include planning policies to guide new development in the local area as well as community actions that relate to other non-planning matters.

Once the Plan is adopted, its policies will be used by Northumberland County Council to assess planning applications for new development. The Parish Council will work with others to facilitate the delivery of the community actions.

We are consulting on our draft Neighbourhood Plan and would also welcome feedback on the evidence documents that have informed it.

All the key documents we need your feedback on can be found on our website:
<https://ridingmill.org/neighbourhood-plan/>

You can let us know your views on the draft plan in the following ways:

- Preferably, by using the online response form <https://forms.gle/VxS3mYEpxUoUMB5DA>;
- Downloading a response form from our

Feedback

?

Appendix 13 – Pre-submission engagement, poster

Broomhaugh and Riding Neighbourhood Plan

Drop in event

Broomhaugh and Riding Parish Council has prepared a draft neighbourhood plan. We need your views on the draft plan before we submit it to Northumberland County Council.



The draft plan includes eight planning policies covering issues such as sustainable design and construction, identifying and protecting local green space, new housing development, accessibility and sustainable transport. There are also 20 community actions covering a wide variety of projects.

Come along to our drop in event on Saturday the 5th of November 2022 between 10am and 3pm in the Supper Room in the Parish Hall to find out more.

If you are unable to attend the draft plan and supporting information is available on the parish council website.

We need your comments by noon on Tuesday the 13th of December 2022.



www.ridingmill.org/neighbourhood-plan/

Appendix 14 – Pre-submission engagement, response form

Pre-Submission Draft Broomhaugh and Riding Neighbourhood Plan Response Form

You can use this response form to provide feedback on the Pre-Submission Draft Broomhaugh and Riding Neighbourhood Plan. You can also complete the response form online <https://ridingmill.org/neighbourhood-plan/>

If you have any questions, please contact the parish council by email ridingmillclerk@gmail.com or phoning 01434 682348 (during office hours)



1. Do you agree with the key issues for the plan to address, identified in section 2 of the draft plan?

Yes ☐ No ☐

If you have any comments on the key issues, please add them below.

2. Do you agree with the vision and objectives for the plan, set out within section 3 of the draft plan?

Yes ☐ No ☐

If you have any comments on the vision and objectives, please add them below.

3. Policy BR1 identifies that support will be given to development proposals which embed a commitment to sustainable design and construction. It identifies criteria against which relevant planning applications will be considered. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR1, please add them below.

4. Policy BR2 requires new development to conserve local distinctiveness by demonstrating high quality design. It identifies several criteria against which all planning applications will be considered. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR2, please add them below.

5. Policy BR3 proposes the allocation of 10 sites to be protected as local green space. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR3 please add them below.

6. Policy BR4 proposes the allocation of land south east of Manor House for the development of around 12 homes. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR4, please add them below.

7. Policy BR5 proposes the allocation of land at Riding Farm for the development of around 3 homes. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR5, please add them below.

8. Policy BR6 supports the delivery of housing on unallocated sites where it delivers housing that is needed by the local community, including the provision of affordable housing and smaller homes for families and those looking to downsize. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR6, please add them below.

9. Policy BR7 provides support for development that would improve or extend the existing rights of way network, including the creation of a new route connecting Riding Mill to Hexham, via Corbridge and Stocksfield. It also protects the existing rights of way network from development unless specific criteria are met. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR7, please add them below.

10. Policy BR8 requires new development to maximise the use of sustainable transport modes and includes several criteria against which planning applications should be considered. Do you support the draft policy?

Yes ☐ No ☐

If you have any comments on policy BR8, please add them below.

11. Section 5 of the plan identifies a number of community actions for the parish council to deliver in partnership with others. If you have any comments on the proposed community actions, please add them below.

12. If you have any other comments on the plan or its supporting documents, please add them below.

Contact details

Name:
Address:

Email:

Any personal data supplied will only be used in relation to the preparation of the neighbourhood plan and will be maintained in accordance with the data protection regulations and the parish councils privacy policy which is available at <https://ridingmill.org/documents-2/privacy-policy/>

Completed response forms must be received by noon on **Tuesday 13 December 2022**.

Please send completed response forms to: Broomhaugh and Riding Parish Council, 10 Church Close, Riding Mill, Northumberland, NE44 6DP; or by email to: ridingmillclerk@gmail.com

Thank you for taking the time to give us your comments on the draft plan.

Appendix 15 – Pre-submission engagement, Hexham Courant article

<https://www.hexham-courant.co.uk/news/23057693.broomhaugh-riding-mill-parish-council-asking-views-draft-neighbourhood-plan/>

Broomhaugh and Riding Mill Parish Council asking views on draft neighbourhood plan

18th October 2022



By Samantha Teasdale
Reporter
@hcteadale

Share    0 Comments

A parish council is asking for extra eyes and opinions at a drop-in session.

Broomhaugh and Riding Mill Parish Council will be holding a drop-in event on Saturday, November 5 between 10am and 3pm in the Supper Room in the Parish Hall.

The event is to ask public views on a draft neighbourhood plan before they submit it to the Northumberland County Council (NCC).

READ MORE: Kielder observatory sets up fundraiser for new turbine

A spokesperson for the parish council said: "Come along to the event to hear more about the draft plan.

"It includes eight planning policies covering issues such as sustainable design and construction, identify and protecting local green space, new housing development, accessibility and sustainable transport.

"There are also 20 community actions covering a wide variety of projects.

"If you are unable to attend, the draft and supporting information is available on the parish council website.

"We need your comments by noon on Tuesday, December 13."

Appendix 16 – Pre-submission engagement, display boards used at drop in event

Neighbourhood Planning Background

What a neighbourhood plan?

Since 2011 the Government has allowed communities to produce neighbourhood plans for their local area. These enable people living and working in an area to guide where and how future development happens. Neighbourhood Plans can help deliver types of development that local people would like to see in their community.

What will it do?

The purpose of a neighbourhood plan is to create locally-distinctive planning policies to manage and guide development within a defined neighbourhood area.

They are important documents in the planning system because decisions on planning applications must be made in accordance with planning policies, including those in a neighbourhood plan.

What issues can it cover?

Neighbourhood plans can create planning policies to cover any land-use matter which is important to the local community. This could include:

- Housing e.g. allocating sites for residential development and determining the types of housing required.
- Transport e.g. extensions to cycle routes or footpaths.
- Natural environment e.g. designating protected open spaces.
- Design e.g. producing a design code to shape development.

What can't it do?

- It can't prevent development already agreed through the Northumberland Local Plan. It must be in general conformity with the local plan policies.
- It must promote sustainable development.
- It can't cover strategic planning matters i.e. major infrastructure, minerals and waste matters.



Broomhaugh and Riding Neighbourhood Plan

Timeline

October 2020

- Broomhaugh and Riding Neighbourhood Area designated

January - February 2021

- Parish residents survey

November - December 2021

- Engagement on vision, objectives and possible themes for planning policies and community actions

January - October 2022

- Evidence work, including housing site assessments and identification of potential local green space
- Preparation of draft neighbourhood plan

November - December 2022

- Consultation on the draft plan
- **Deadline for comments 13 December 2022**

December 2022 - February 2023

- Revision of plan following review of comments and submission to NCC for examination

March - May 2023

- Consultation on the submission plan by NCC
- Examination of the plan by an independent examiner

Summer 2023

- Referendum and adoption



Vision and objectives

Vision

The vision sets out what the Broomhaugh and Riding Neighbourhood Plan intends to achieve over the plan period to 2036. It informs all the plan objectives, draft planning policies and community actions:

"Making the most of our heritage, connectivity and rural environment, we aspire to become a more balanced, diverse and sustainable community."

Objectives

To deliver the vision, six objectives have been developed. These clearly relate to the issues identified through early engagement with the local community and other stakeholders, as well as the evidence base supporting the plan. The draft planning policies and community actions contained within the plan, should deliver the objectives.

Objective 1 – Built environment: *To ensure that the built environment respects and protects our heritage whilst delivering a balanced provision of housing, reflecting the demographic of the parish and meeting the design policy and zero carbon targets.*

Objective 2 – Natural environment: *To achieve an environment which is optimal for the health of people, flora and fauna, is in keeping with the dark skies initiative and optimises aesthetics, and which maintain a safe and hospitable environment.*

Objective 3 – Transport: *To become a more attractive place to live and visit through better connections to different modes of public transport and easier to navigate as a pedestrian and cyclist with improved wayfinding.*

Objective 4 – Climate change and energy: *To become a 'zero carbon' village by 2035.*

Objective 5 – Health and wellbeing: *To provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and wellbeing.*

Objective 6 – Local economy: *To recognise the growth in home working and to ensure that local services meet the requirements of those choosing to spend more time working from home.*



Draft planning policies

The draft neighbourhood plan contains eight planning policies:

- **Policy BR1: Embedding energy efficiency and renewable energy** seeks to ensure that new developments embed a commitment to sustainable design and construction, including the incorporation of measures to improve energy and water efficiency, reduce waste embed energy generation from renewable sources, as well as reducing the energy demands of historic buildings.
- **Policy BR2: Design** would require new development to conserve and enhance local distinctiveness by demonstrating high quality design. The policy includes several considerations for new development, including scale, heritage, materials, sustainability, protecting amenity, parking and accessibility, natural environment and pollution.
- **Policy BR3: Local green space** proposes 10 sites to be protected as local green space: The Spinney, land to adjacent to Wentworth Grange, land adjacent to East View, old trackway off Long Rigg, woodland to the south of the playpark, A695 verge to Broomhaugh roundabout, grass and woodland adjacent to the tennis court, Marchburn Woods/ Mill Pond and the Parish Hall grassland.





Draft planning policies

- **Policy BR4: Land south east of Manor House** proposes the allocation of the site for the delivery of around 12 homes - including smaller properties, with appropriate access to the site preferably via Manor House or new access with Hollin Hill Terrace. The development would embed high quality design, landscaping and tree planting, provision of open space, as well as car and cycle parking.
- **Policy BR5: Riding Farm** proposes the allocation of the site for the delivery of three homes. Reference is included to the need for smaller homes and that the development must deliver high quality design, appropriate tree planting and landscaping, as well as car and cycle parking. In addition, there is the need for the development to sustain and enhance the significance of the adjacent heritage assets.
- **Policy BR6: Housing development on unallocated sites** supports the development of new homes where specific criteria are met. Reference is made to supporting limited affordable housing for local community needs within the Green Belt.
- **Policy BR7: Accessibility** supports development that would protect improve and/ or extend the existing public rights of way network. It supports the delivery of a new route for cyclists, pedestrians and horse riders connecting Riding Mill to Hexham, via Corbridge and to Stocksfield.
- **Policy BR8: Sustainable transport and new development** supports development that would maximise the use of sustainable modes of transport.



Draft community actions

A part of the process of developing the plan a number of areas were identified by the local community which cannot be addressed through the planning system. These have been identified as 'community actions' - they do however relate to one or more of the policy areas and have been grouped by plan objective.

Objective 1 - Built environment:

- The parish council will work with residents to identify opportunities for townscape and streetscape enhancements

Objective 2 - Natural environment:

- Improve litter management in wildlife corridors/ routes as well as working with others to provide and improve interpretation about wildlife to improve local knowledge.
- Work with NCC to remove poorly designed street lighting with improved 'dark sky compatible' luminaires.
- Establish a community trust which promotes and supports the natural environment.
- Encourage the planting of more trees within and around the village.

Objective 3 - Transport

- Enhance and develop the local network of footpaths and bridleways.
- Secure safe walking and cycling routes to Hexham and Stocksfield.
- Reduce the adverse impacts of heavy road traffic through the village, working with NCC.
- Protect and enhance the current level of public transport provision by working with transport providers and the regional transport authority.



Draft community actions

Objective 4 - Climate change and energy:

- Encouragement of residents to source their energy from companies who have made a commitment to maximising the use of renewable sources.
- Promotion of domestic renewable energy generation.
- Advice on how residents can reduce energy use.
- Undertake feasibility and other studies to inform the implementation of a renewable energy scheme.

Objective 5 - Health and wellbeing:

- Publication of a series of walks and viewpoints promoting existing rights of way.
- Proposals for extensions to the existing rights of way network will be explored with landowners.
- Lobbying for the reinstatement and enhancement of the existing riverside right of way from Riding Mill to Corbridge.
- Creation of a cycle path along the A695 from Riding Mill to Stocksfield and a safe green links for cyclists and pedestrians to the Hadrian's Cycleway.
- Creation of a cycleway and footpath on the west side of the A68 from the top of Whiteside Bank to the junction with Broomley Road and Healey Road.
- Develop a proposal and seek funding for a footbridge over the A68 linking Whiteside Bank and Dere Street.
- Encouraging increased participation in village sporting clubs.
- Consider relaunching the Riding Mill Society and the summer fair.

Objective 6 - Local economy

- As a result of the detailed policies for the local economy contained within the local plan it was agreed that no additional actions were required.



Our neighbourhood plan: next steps

Help to shape our plan

- The draft plan sets out planning policies to address issues you told us are important to the local community. Once it is finalised it will be used to make decisions on planning applications in the parish.
- Public consultation runs for six weeks from the 1st of November until the 13th of December 2022

What will we do with your comments?

- All of the written comments you provide are important to us. We will prepare a report summarising all comments received during the consultation period and how we have responded to these.

What happens after this consultation?

- We will review and redraft the plan taking account of the comments made and the level of support expressed for the draft policies before submitting a final version of the plan to NCC early in 2023.
- NCC will then invite comments on the plan for a further six weeks when you can have your final say.
- NCC will arrange for the plan to be independently examined. All comments at this stage will be sent to the examiner.

Progressing the neighbourhood plan

- The examiner submits a report to NCC advising whether the plan meets the legal requirements and basic conditions. NCC will publish this report.
- If the plan passes examination NCC arranges a referendum to give local people the final democratic say on whether it should be adopted. If more than 50% vote in favour of the Plan, it must be adopted by NCC and used to make decisions on planning applications in the Parish.

Appendix 17 Pre-submission consultation responses and amendments

Consultee	Comment	Response/ proposed change
General		
Mr & Mrs Marsh (residents)	We accept generally the aspirations expressed in the Draft Plan, but Object to its provisions in two respects. [two points are captured below]	Support welcomed and comments noted; no amendments required in response to this element of the representation.
Jean Blair (resident)	I appreciate how much research and hard work has gone into the preparation of the Neighbourhood Plan. I also realise there will be countywide requirements of which I have no knowledge. I only wish to make a couple of comments. [two points are captured below] Thank you for all the work you and the councillors do for the village, “above and beyond”.	Support welcomed and comments noted; no amendments required in response to this element of the representation.
Angie Estyn-Jones (resident)	I realise I haven’t yet responded, but generally I agree with all the proposals, especially with the need for more affordable housing so we keep young families moving in to keep the school numbers up. All new houses should have to have solar panels. Our other concern is saving energy, so do we really need four (plus one on Church Lane at the end of Church Close) street lights on all night for just 13 houses? It’s almost like daylight! We must also protect the green belt, the bus service and the train service too.	Support welcomed and comments noted; no amendments required. It would not be possible for the neighbourhood plan to require all new housing to have solar panels as this would need to be subject to viability testing to understand the cost implications of doing so. However, policy BR1 does provide support for new developments which embed sustainable design and construction. Community action NE2 is to work with the county council to remove poorly designed street lighting with improved ‘dark sky compatible’ luminaires. Both national and Northumberland planning policies will protect the Green Belt from inappropriate development. Community action T4 commits the parish council to working with transport providers and the regional transport authority to seek to protect and enhance the current level of public transport provision.

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
Anonymous (resident)	Thank you for making the neighbourhood plans available to me. I have done my best to read and understand what it all means for the village. I think I have grasped the essence of all intended by I am not ashamed to admit that parts of the fine detail have beaten me. My understanding is that the committee is intent on keeping the feeling of this village intact. It is a lovely place to live and all seem to be happy in this friendly and vibrant village. We do lack certain facilities but our excellent transport services mean that we can reach surgeries, shopping etc easily.	Support welcomed and comments noted; no amendments required.
Stocksfield Parish Council	The Council considered the draft plan at its meeting on 6 December and has decided to make no comment.	Noted, no amendments required.
National Highways	<p>National Highways welcomes the opportunity to comment on the submission of the Broomhaugh and Riding Neighbourhood Draft Plan (the Neighbourhood Plan). This letter provides an overview of the Strategic Road Network (SRN) in Northumberland, the background to National Highways' engagement in relation to the adopted Northumberland Local Plan and our formal response to this public consultation.</p> <p><u>Strategic Road Network Context</u></p> <p>The SRN within Northumberland is represented by the A69, A1 and the A19. Any proposal that has the potential to influence the operation or safety of the SRN are of interest to National Highways.</p> <p><u>Background</u></p> <p>The strategic road network – <i>Planning for the future: A guide to working with Highways England on planning matters</i>, details the approach we take to engaging in the planning system. It identifies that as a statutory consultee in the planning system, we are under a regulatory duty to co-operate and aim to give consideration to all proposals received and to provide appropriate, timely, substantive responses when consulted.</p>	Noted, no amendments required.

Consultee	Comment	Response/ proposed change
	<p>We seek to be a proactive planning partner, supporting local and national economic growth and regeneration and aim to actively engage at an early stage on all planning matters that could impact the SRN. It builds on DfT Circular 02/2013 The Strategic Road Network and the delivery of sustainable development, which sets out the way in which National Highways will engage with communities and the development industry to deliver sustainable development and economic growth, whilst maintaining the safe and efficient operation of the SRN.</p> <p><u>Review</u></p> <p>We have been actively involved throughout the preparation and development of Northumberland County Council's Local Plan and we have committed to continue to work with the Council and has agreed a Joint Position Statement (JPS) prior to the Plan's Examination in Public (EiP).</p> <p>National Highway's consideration of the Neighbourhood Plan is within the context of the county's future planning proposals and the potential impact this has on the operation and safety of the SRN.</p> <p>Having considered the Neighbourhood Plan, <i>it is deemed that there is no negative consequence to the SRN associated with the Neighbourhood Plan.</i></p> <p>In light of the above, we offer no further comment.</p>	
Dr Kevin Charman (resident)	<p>Thank you for the opportunity to comment on the Pre-Submission Draft. I did have a rapid look at an earlier draft in June this year and made some initial comments, which do not seem to have been considered in any redrafting of the current version. Having now given further consideration to the current draft I would like to make some further comments and observations.</p> <p>I have three major points to make and then some specific comments on individual paragraphs. [captured in the relevant section below]</p>	<p>Support welcomed and comments noted; no amendments required in response to this element of the representation.</p>

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
Dr Kevin Charman (resident)	I still find some of the figures in the document extremely difficult to interpret. They do not always have clear, or indeed any legends in some cases.	Noted, amend figures to ensure that they are easier to understand.
The Coal Authority	<p>Thank you for your notification received on the 31st October 2022 in respect of the above consultation.</p> <p>The Coal Authority is a non-departmental public body sponsored by the Department of Business, Energy & Industrial Strategy. As a statutory consultee, The Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.</p> <p>Our records indicate that within the identified Neighbourhood Plan area there are recorded coal mining features present at surface and shallow depth including: mine entries and shallow coal workings. These features pose a potential risk to surface stability and public safety.</p> <p>The Coal Authority's records also indicate that surface coal resource is present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. As you will be aware those authorities with responsibility for minerals planning and safeguarding will have identified where they consider minerals of national importance are present in your area and related policy considerations. As part of the planning process consideration should be given to such advice in respect of the indicated surface coal resource.</p> <p>We note that the Neighbourhood Plan proposes to allocate two sites for new residential development. I have reviewed these sites against the data we hold and neither site falls within the defined Development High Risk Area. On this basis we have no specific comments to make on the Neighbourhood Plan.</p>	Noted, no amendments required.

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
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 protection of the historic environment is appropriately taken into account in neighbourhood plans. Having reviewed the information provided in correspondence of 31 October 2022, we do not consider there is a need for us to be involved in development of the plan.</p> <p>Nonetheless, the plan area does contain a number of designated heritage assets (being listed buildings) as well as the potential for non-designated heritage assets. I therefore have some comments to make, followed by setting out some general advice:</p> <ul style="list-style-type: none"> - I welcome the content of the draft plan so far as it affects our interests. - Bearing in mind the two proposed housing allocations have recently been the subject of planning applications for housing on which Historic England chose not to comment, I have no comment to make on the proposed allocation of those sites for housing. 	Support welcomed and comments noted; no amendments required.
Judith and Julian Menes (residents)	This is just to say that we have looked at the Neighbourhood Plan and are very impressed at its quality and the hard work that has gone into it. We have no issues to raise regarding the proposals.	Support welcomed and comments noted; no amendments required.
Northumberland County Council	<p>Thank you for consulting the County Council on the Pre-Submission Draft Broomhaugh & Riding Neighbourhood Plan. I have consulted colleagues throughout the County Council on the draft plan and have received a number of comments from various service areas. The County Council's 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</p>	Noted, no amendments required in response to this element of the representation.

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
	<p>in the Plan. 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 and the Steering Group 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'. 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 reserve the right to make further representations as necessary following the submission of the Plan to the County Council.</p>	
Northumberland County Council	For clarity, we would suggest numbering the paragraphs in each policy.	Comments noted, amend as suggested where there is more than one paragraph in the policy.
Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Noted, no amendments required.
Dr Elisabeth Charman (resident)	Monitoring and review should be seen as critical and planned into the document so the progress and effectiveness of the Plan can be measured.	Noted, no amendments required. Paragraph 1.13 of the plan explains that during the plan period the neighbourhood plan will be reviewed and updated where required.

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Consultee	Comment	Response/ proposed change
Martin Baird (resident)	I moved here because it was a lovely quiet village with dark skies, nice but few people, lots of wildlife. A lovely sought after village. Please don't ruin it.	Noted, no amendments required. The plan is proposing planning policies and community actions to support a positive future for the parish.
National Grid	Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary: Gas Transmission Pipeline, route: CORBRIDGE TO BISHOP AUCKLAND Please see attached information outlining guidance on development close to National Grid infrastructure.	Noted, no amendments required.
Neil Turner (resident)	Could I offer my comments on the local plan as indicated in the October newsletter (issue 8). There has been a lot of work done by many parties to get this far and I appreciate the complexity of the process.	
Northumberland Wildlife Trust	The Trust welcomes the commitment to the natural environment within the neighbourhood plan.	Support welcomed and comments noted; no amendments required.
Neville Furness (resident)	I have tried to use the reply form in your email, but it sent me to Google, and I could not progress. I have found the plan extensive & complex, and difficult to get my head round. Undoubtedly the result of a huge amount of effort on many parts. I have picked out certain points below: [points are captured below]	Support welcomed; no amendments required in response to this element of the representation. As neighbourhood plan is required to meet legal requirements, unfortunately some elements can appear complicated.
Environment Agency	Thank you for consulting the Environment Agency on the above Neighbourhood Plan. We are a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.	Noted, no amendments required.

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	<p>Based on the environmental constraints within the area, we have no detailed comments to make in relation to your plan at this stage. However, together with Natural England, English Heritage and Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:</p> <p>We aim to reduce flood risk, while protecting and enhancing the water environment. We have had to focus our detailed engagement to those areas where the environmental risks are greatest. We are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.</p>	
Foreword		
Dr Kevin Charman (resident)	The Forward helpfully lists the challenges and opportunities raised by the 2021 survey. Whilst a similar structure is adopted for the development of the Plan's Objectives the Policies, which presumably are aimed at delivering the objectives, adopt a rather different structure. I do not believe this is logical and will not help in the future if the plan's effectiveness in relation to the delivery of objectives is examined and reviewed.	Support welcomed and comments noted; amend supporting text to add reference to the relevant plan objective before each policy.
Section 1 – Introduction		
Policy/ paragraph	Paragraph 1.12	
Dr Kevin Charman (resident)	Paragraph 1.12 sets out the linear progression from identifying the opportunities and challenges the Parish faces and how the Neighbourhood Plan addresses these by identifying a future Vision and specific Objectives, which are then delivered through Policies and Actions. However, there is no mention of the Objectives in the section and this is potentially important in relation to paragraph 1.13 which states that the Plan will be reviewed and updated. Unfortunately, there appears to be no future mention of reviewing the effectiveness	Comments noted, amend to include reference to objectives in paragraph 1.12 and add reference to monitoring of the effectiveness of the planning policies and community actions.

Consultee	Comment	Response/ proposed change
	of Policies and Actions in delivering the Objectives which will hopefully contribute to the realisation of the Vision. There should surely be a specific section in the plan to Monitoring and Review. In my experience unless this is given consideration at the outset, and factors to be monitored identified, reviewing progress will be hampered, if not impossible because of lack of relevant data.	
Policy/ paragraph	Paragraph 1.13	
Dr Kevin Charman (resident)	Reference is made to reviewing and monitoring progress on delivering the Plan and updating the document. However, there is no further mention in the rest of the Plan as to how this will be achieved. This is a major omission.	Comments noted, amend to add reference to monitoring of the effectiveness of the planning policies and community actions.
Section 2 – Background to Broomhaugh and Riding Parish		
Policy/ paragraph	A brief history of the parish	
Dr Kevin Charman (resident)	Para 2.1 to 2.6 provide a very useful and interesting background to the Parish. However, it excludes any physical description of the lie of the land, it's geology and biological features which are major contributors to the character of the area and significant factors in the development of the village. The Natural Environment is highly valued by parishioners, as shown by the Parish Survey, and needs to be given more prominence in this background section.	Support welcomed and comments noted; amend to add further detail.
Policy/ paragraph	Paragraph 2.7	
Dr Kevin Charman (resident)	States that the village has a lower percentage of residents below 25 compared with Northumberland and England. This is also true for 25-44 (and by a larger margin!) and needs to be corrected as it reflects families with young children and therefore a factor in the viability of the school.	Comments noted, amend as suggested
Dr Elisabeth Charman (resident)	Figure 2 The Parish also features fewer residents in the 25-44 age bracket compared to Northumberland and England figures but this is not referenced in the text.	Comments noted, amend as suggested

Consultee	Comment	Response/ proposed change
Policy/ paragraph	Paragraph 2.13	
Dr Kevin Charman (resident)	The results of the Parish Survey appear twice in the paragraph. The last sentence should read '...more <u>than</u> half...'	Comments noted, amend as suggested and remove duplication.
Policy/ paragraph	Paragraph 2.17	
Dr Kevin Charman (resident)	Given the importance of the natural environment identified in the Forward and Parish Survey and the detail in the History of the Parish this section needs significant revision and substantial correction. Perhaps some background information should be included in Section 1 and these paragraphs limited to the identification of issues, challenges and opportunities.	Comments noted; amend to add further detail to section 2 and add an annex on the natural environment.
Tom Charman (resident)	The description of the natural environment is very brief and some bits are incorrect. I provided a Parish description for the Nat Env group back in March. I've updated it a bit since then – latest draft attached.	Comments noted; amend to add further detail to section 2 and add an annex on the natural environment.
Dr Elisabeth Charman (resident)	This section on the natural environment is disappointingly brief and incomplete. It would be excellent to see (or append to the main document) a more detailed account of the features of interest within our Parish. Additionally, the species listed as being important in the Parish include at least two which do not occur and have not been present for a considerable time, if ever (black grouse and turtle dove).	Comments noted; amend to add further detail to section 2 and add an annex on the natural environment.
Policy/ paragraph	Figure 3	
Tom Charman (resident)	It would be great to include some more detail on Figure 3. For example, Plantations on Ancient Woodlands could also be mapped (there are some quite large areas in the Parish). It would also be great to include Priority Habitats (the current published Priority Habitat layer available on MAGIC is incomplete, but I can map out additional areas on GIS easily enough).	Comments noted; amend figure 3 to add further detail
Dr Elisabeth Charman (resident)	This map should also map Priority Habitats and Plantations on Ancient Woodland sites (PAWS) and could consider using the peat depth	Comments noted; amend figure 3 to add further detail

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Consultee	Comment	Response/ proposed change
	information to identify potential restoration areas currently under commercial forestry plantations.	
Policy/ paragraph	Paragraph 2.18	
Dr Kevin Charman (resident)	Is there an England and UK figure for tree cover.	Comments noted; amend to add further details as suggested.
Dr Elisabeth Charman (resident)	Whilst expanding (native) tree cover is a policy which I support, the statistics here are misleading as they only compare the Parish to Europe and the World. The England average tree cover is 10% https://www.forestresearch.gov.uk/ , so the Parish is in fact significantly higher in tree cover in an English perspective.	Comments noted; amend to add further details as suggested.
Policy/ paragraph	Paragraph 2.19	
Dr Kevin Charman (resident)	Should the 56 entries in the Northumberland Historic Environmental Record be listed in an appendix?	Comments noted; amend to include link to the HER and also a summary of the types of sites included. It is not considered appropriate to include the entries as an appendix to the plan as the HER is regularly updated.
Policy/ paragraph	Key issues for our plan – paragraph 2.20	
Dr Kevin Charman (resident)	Are the key issues listed in priority order? If not why not?	Comments noted, amend to explain that the key issues are not in priority order and that they came directly from the parish survey.
Michael Pritchard (resident)	Agree	Support welcomed; no amendments required.
David McKenzie (resident)	Agree	Support welcomed; no amendments required.
Anonymous – no contact details provided	Agree on traffic issues, light pollution, litter, good design. Missing is cycling routes, safety and security of residents, aesthetics of the streetscape, and future proofing for transport changes. Who are we asking the question about affordable housing for ? If it is for society at large, then yes, but the need is for this in the SE primarily. If it is for the	Support welcomed and comments noted, no amendments required. The issues identified came directly from the parish survey. With regard affordable housing, a need was highlighted through the housing needs assessment.

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Consultee	Comment	Response/ proposed change
	village, then no. i.e. we need to be clear whether the viewpoint is from what residents want vs what we want for all of society (in which case where do we stop?)	
Barbara Thompson (resident)	Agree	Support welcomed; no amendments required.
Ian Greener (resident)	Agree - Litter includes dog waste?(which remains a increasing problem)	Support welcomed; no amendments required.
Rod Padgett (resident)	Agree	Support welcomed; no amendments required.
Simon Probyn (resident)	Agree	Support welcomed; no amendments required.
Sally Rogers (resident)	Agree	Support welcomed; no amendments required.
Phil Hancock (resident)	Agree	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Agree	Support welcomed; no amendments required.
Denise Adams (resident)	Agree	Support welcomed; no amendments required.
Sheila Longo (resident)	Agree	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Agree. Footpaths to Corbridge and safe crossing of A68 are very much needed.	Support welcomed; no amendments required.
Pat Caine (resident)	Agree	Support welcomed; no amendments required.

Consultee	Comment	Response/ proposed change
Section 3 - Vision and objectives		
Policy/ paragraph	Paragraph 3.1 (vision)	
Michael Pritchard (resident)	Agree	Support welcomed; no amendments required.
David McKenzie (resident)	Agree	Support welcomed; no amendments required.
Anonymous – no contact details provided	Agree	Support welcomed; no amendments required.
Barbara Thompson (resident)	Agree	Support welcomed; no amendments required.
Ian Greener (resident)	Agree - Would like to hear how we become carbon neutral by 2035	Support welcomed and comments noted; amend to say 'working towards' being carbon neutral by 2035
Rod Padgett (resident)	Agree. Safe cycle link to Stocksfield is great, once there you can get all the way to Newcastle. With the rise of electric bikes, this could be an important link for the future.	Support welcomed and comments noted; no amendments required.
Simon Probyn (resident)	Agree	Support welcomed; no amendments required.
Sally Rogers (resident)	Agree	Support welcomed; no amendments required.
Phil Hancock (resident)	Agree	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Agree	Support welcomed; no amendments required.

Consultee	Comment	Response/ proposed change
Denise Adams (resident)	Agree	Support welcomed; no amendments required.
Sheila Longo (resident)	Agree	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Agree	Support welcomed; no amendments required.
Pat Caine (resident)	Agree	Support welcomed; no amendments required.
Policy/ paragraph	Objective 2: Natural environment	
Dr Kevin Charman (resident)	I think the word 'optimal' is meaningless unless some criteria are associated with it. How could the achievement of this objective be monitored with this wording?	Comments noted, amend objective.
Tom Charman (resident)	With the Natural Environment objective I think that the lighting bit might fit better in the streetscapes objective – I think the intention is for lighting to be taken account of more widely for aesthetics, not just wildlife? Also, health is dealt with by a later objective. So it could be simplified to something like: "To maintain and enhance a thriving natural environment that can be enjoyed by the Parish both now and in the future"	Comments noted, amend objective.
Dr Elisabeth Charman (resident)	I would suggest removing ' <i>the health of people</i> ' from this objective since this is already covered in Objective 5. Objective 2 should be a standalone policy delivering on the natural environment for its own intrinsic value. People of course have a place here but should arguably not be the primary focus.	Comments noted, amend objective.
Northumberland Wildlife Trust	Whilst the Trust understands that many people would appreciate a natural world that is aesthetically pleasing, this is a very subjective view. For instance, a standing dead tree can provide habitat for many invertebrates, fungi, birds and bats, but may be deemed not	Comments noted, amend objective.

Consultee	Comment	Response/ proposed change
	aesthetically pleasing. The same may be said for an uncut grassland that may provide wintering habitat for invertebrates and small mammals. We would therefore suggest that after the section “optimise aesthetics” the following is included - <i>where this does not have a negative impact on the nature conservation interest.</i>	
Policy/ paragraph	Objective 3: Transport	
Anonymous – no contact details provided	I'd change transport objective from being a more attractive place to live and visit, to a place where any age can walk and cycle to/from and around safely, thus reducing the demand on cars, and also supporting wellbeing and connectivity of the elderly. Also, could be more explicit in saying want to stop the A695 being the main route for through traffic from the east to Hexham, changing this to the A69.	Noted, no amendments required. As currently drafted the objective applies to all residents and visitors, it is not considered necessary to refer to older people. Reference to the A695 and A69 is considered to be too detailed to include within an objective.
Policy/ paragraph	Objective 5: Health and well-being	
Dr Kevin Charman (resident)	What is a 'lovely and friendly environment'? How would I recognise it if I saw it?	Noted, no amendments required. The term 'lovely and friendly' environment was felt to be understood by most people and therefore appropriate.
Section 4 – Planning policies		
Policy/ paragraph	Paragraph 4.12	
Northumberland County Council	In the first sentence, “deign” should read “ <u>design</u> ”.	Comments noted, amend as suggested
Policy/ paragraph	Policy BR1 – Embedding energy efficiency and renewable energy	
Northumberland County Council	Housing and Public Protection welcomes this policy which aims to make both new and existing buildings more energy efficient and less reliable on fossil fuels. This will reduce running costs for occupants and therefore reduce the incidence of fuel poverty. For clarity, we suggest referring to ‘ <u>All development</u> ’ rather than ‘Developments’.	Support welcomed and comments noted; amend as suggested.

Consultee	Comment	Response/ proposed change
	<p>The first sentence is overly permissive. We would suggest adding the caveat '<u>subject to compliance with other relevant policies in the development plan.</u>'</p> <p>In the first sentence it is not clear to a decision-maker or applicant what is meant by 'reducing the need for reliance on carbon.' We would suggest this is deleted from the policy. Alternatively, this could be reworded to refer to the reduction of carbon emissions from both the supply chain and the use of the proposed development.</p>	
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	what is policy BR1 ? How can we meaningfully comment if it is not linked ? What discussions are there on tradeoffs ? Does that mean that other aspects will be trimmed to keep within a sustainable construction envelope ? (otherwise if there are no downsides to the policy, why would anyone object, and I assume in the form the question is presented everyone will indeed say yes). If there was discussion on tradeoffs, I'd rank aesthetics ahead of sustainable construction.	Noted, no amendments required. As explained in all of the consultation material, the draft plan and supporting documents were available online. At the referendum the local community will be asked if they support the policies in the plan, it will be a simple yes/ no question. This is why the questionnaire asked, in turn, if each policy was supported.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.

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Consultee	Comment	Response/ proposed change
Simon Probyn (resident)	Support the draft policy	Support welcomed; no amendments required.
Sally Rogers (resident)	Support the draft policy	Support welcomed; no amendments required.
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Sheila Longo (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Policy/ paragraph	Policy BR2 – Design	
Dr Kevin Charman (resident)	Isn't 'location' the first stage of design? Section I and Section p duplicate each other.	Comments noted. The management of the location of new development is addressed through local plan policy STP1. Amend to remove duplication between criteria 'i' and 'p'.
Historic England	In Policy BR2, I recommend using "conservation" instead of "preservation" as it signifies a more positive approach to managing change in the historic environment (by balancing significance and harm) rather than signifying prevention of change. "Conservation" is defined in the NPPF and thus brings certainty to your plan. On locating new development to protect heritage assets and their settings, you have given some detail on the expected scale, density,	Support welcomed and comments noted; amend as suggested.

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Consultee	Comment	Response/ proposed change
	massing, height, landscape, layout, materials and access of new development.	
Northumberland County Council	Bullet point p should read: "...appropriately sited car parking..."	Comments noted, amend as suggested
Northumberland County Council	<p>Housing and Public Protection support the need to conserve and enhance local distinctiveness through high quality design. The requirement to achieve low carbon sustainable design with the use of renewable energy sources and correct orientation of new development will improve the health and wellbeing of residents, reduce housing costs for occupants and reduce the incidence of fuel poverty.</p> <p>It is not clear what is meant by 'modern design' in bullet point a. Does it mean 'not pastiche'? Generally, the juxtaposition of support for 'modern design' in the context of the historic environment could be problematic. A better word would be 'innovative', but still with the caveat of 'as appropriate' or 'as relevant to the building'.</p> <p>To better align with NPPF, we would suggest using the words '<u>Sustaining and enhancing the....</u>'. In bullet point b.</p> <p>Bullet point k. states: '<i>Including the facility for electric vehicle charging in proposals where relevant to the development proposal.</i>' It would be more effective if it were phrased as: '<u>being designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.</u>'</p> <p>Bullet point l states: '<i>Valuing the landscape proposals of development which should enhance and add to the green nature of the parish with a preference for the retention of trees, planting, meadows and wildlife.</i>' This does not make full sense and could be improved by something along the following lines:</p>	Support welcomed and comments noted; amend as suggested. Although reference to retaining views to be kept within the policy – the right to a view may not be a material planning consideration but the impact of a development on a view which is important to landscape character is.

Consultee	Comment	Response/ proposed change
	<p><u>'Placing emphasis on the impact of development on the landscape, in the context of the green nature of the parish, seeking to retain and enhance tree and shrub cover and meadows, considering their value as wildlife habitats, and through landscaping schemes associated with development proposals.'</u></p> <p>Bullet point m refers to '<i>retaining views</i>'. We would suggest deleting this bullet point as the loss of a view is not a material consideration in planning decisions.</p>	
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	Support. I assume not enforceable, but can there be advisory, or design template encouragement, for a general uplifting of quality of existing housing stock too. Also, is there any scope for conservation zone status for any parts of the village?	Support welcomed and comments noted; no amendments required. All planning applications would be assessed against the requirements within this policy, including alterations to existing housing (where planning permission is required). The neighbourhood plan cannot designate conservation areas, it could however identify non-designated heritage assets.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Sally Rogers (resident)	Support the draft policy	Support welcomed; no amendments required.

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Consultee	Comment	Response/ proposed change
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Policy/ paragraph	Paragraph 4.21	
Dr Kevin Charman (resident)	This would imply that there would be merit in attaching the 'local listing' to the Plan.	Noted, no amendments required. Neighbourhood plans can identify non-designated heritage assets. The historic environment record is maintained by Northumberland County Council. The impact of development on any assets on the HER are considered as part of the development management process (see local plan policy ENV7)
Policy/ paragraph	Paragraph 4.22	
Dr Kevin Charman (resident)	In a number of sections (e.g., 4.22, 4.27 & 4.28) the wording implies that National and County policies are sufficient to deliver our vision and objectives. Having worked with Government Departments and Statutory Bodies throughout my working career my experience is that they will only consider nationally and regionally significant features (and then if only pressed to do so) and local (i.e. Parish level) will always be ignored unless given strong voice by the local populations. I therefore feel very strongly that the Neighbourhood Plan is missing a very significant opportunity if it does not state explicitly objectives,	Comments noted, amend to include policy on the natural environment. Neighbourhood plans can add detail to national and local policies where they are supported by evidence. For example, the plan could identify non-designated heritage assets however the identification would need to follow a robust methodology.

Consultee	Comment	Response/ proposed change
	<p>policies, and actions in support of features of Local and Parish significance.</p> <p>I would give as two examples the Corbridge to Stocksfield Local Wildlife and Geological Site and the 56 entries in the Northumberland Historic Environmental Record. Should not the Plan specifically state that it wishes to promote the maintenance, management and enhancement of these features and that the Parish Council will actively consider these features in its future deliberations. The wording of the Objectives for the Built environment and Climate change and energy (and their related Actions) reflect this approach but those for the Natural environment and Health and wellbeing do not. Why?</p>	
Dr Kevin Charman (resident)	The end of this paragraph states it is not necessary to repeat (and by implication expand) existing protection. But this is exactly what Policy BR 2 does for Design, so why not for other areas?	Noted, no amendments required. It is considered that policy BR2 provides locally specific criteria.
Tom Charman (resident)	It would be great to have two similar policies for the Historic Environment as well – recognising local interest in decisions and supporting projects that enhance historic features.	Comments noted, amend to include policy on the natural environment.
Policy/ paragraph	Paragraph 4.23	
Tom Charman (resident)	<p>I think it is important to include a policy that recognises that natural environment features that are important at the Parish scale should also be taken into account of in any decisions (the Northumberland Local Plan has a range of natural environment policies, but these are focussed on higher levels of designation). For example, the Natural Environment's group input to the early proposed housing allocation sites included consideration of local features.</p> <p>I also think it would be great to include a policy that supports projects that benefit the natural environment. For example, projects that improve connectivity between sites (e.g. the wildlife corridor of woodlands along the March Burn), projects that restore Priority</p>	Comments noted, amend to include policy on the natural environment. Projects that are referred to would not need planning permission.

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Consultee	Comment	Response/ proposed change
	Habitat, projects that enhance Local Wildlife Sites, projects that restore Plantations on Ancient Woodlands.	
Policy/ paragraph	Paragraph 4.26	
Dr Kevin Charman (resident)	I was not convinced that the criteria used in the assessment were consistently applied. For example, ownership and area were used as reasons for site rejection when other sites of similar status were included.	Noted, no amendments required. Land ownership is not a reason not to identify a site as a local green space. Ownership was identified on the assessment form to ensure owners were notified in advance of the proposed designation.
Policy/ paragraph	Paragraph 4.27	
Dr Kevin Charman (resident)	Para 4.27 and Para 4.28. Another example of a missed opportunity.	Noted, no amendments required. All the sites put forward through early engagement were considered for allocation.
Policy/ paragraph	Figure 5	
Dr Kevin Charman (resident)	No legend so how can this be interpreted? Surely the Riverside Local Wildlife and Geological Site and South Close Reserve should be included.	Comments noted, the title of figure 5 clearly states that it is showing sites allocated as protected open space within the local plan amend to explain these are the shaded areas. All the sites put forward through early engagement were considered for allocation.
Policy/ paragraph	Policy BR3 – Local green space	
Mr & Mrs Marsh (residents)	Firstly, we propose that the open land immediately to the east of Broomhaugh should be included in the list of protected local green space in Policy BR3. This land is of great ecological value and significant visual importance to the margin of the village, more so than other land proposed to be included in that Policy, such as the grazed land to the south.	Noted, no amendments required. The site referred to was included within the housing site assessment process and considered suitable for housing. Initial investigations have been undertaken to consider the ecological value of the site, but this did not identify anything significant regarding the flora and fauna on the site.
Historic England	We welcome that you have proposed Local Green Space important to the community for its historical significance.	Support welcomed and comments noted; no amendments required.
Northumberland County Council	Housing and Public Protection note that having green spaces close to homes is important for the health and wellbeing of residents.	Support welcomed and comments noted; no amendments required.

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	<p>We note that the following proposed LGS sites are in the Green Belt: LGS02, LGS03, LGS04 and LGS06 but acknowledge that the Local Green Space designation helps to identify areas that are of particular importance to the local community.</p> <p>The LGS Background Paper (October 2022) provides strong and varied reasons to support the proposed Local Green Spaces.</p>	
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	Support the draft policy	Support welcomed; no amendments required.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Simon Probyn (resident)	Support the draft policy	Support welcomed; no amendments required.
Sally Rogers (resident)	<p>Having contributed to the Green Spaces and Natural Environment section, I would like to re-iterate my support for the sites included in the Plan. I am still worried that the footpath along the Tyne to Farnley from the start at Broomhaugh is not mentioned. Whilst the wildlife areas status gives it protection, erosion by flooding may put the</p>	Support welcomed and comments noted; no amendments required. The identification of land as a local green space is only relevant to the assessment of planning applications in that area.

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Consultee	Comment	Response/ proposed change
	existence of the footpath in jeopardy. Inclusion in the Plan as a valued Village asset could allow for a stronger response in restoring access.	
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Clare Irving (resident)	<p>I've just received the Parish Council Newsletter. There's one comment I want to make straightaway on the neighbourhood plan – Local Green Spaces.</p> <p>Land adjacent to East View is listed – I'm guessing this will be the fields looking to the east from that property to the roundabout for A68/A695. I would recommend having the fields on the opposite side of the A695 added. These are the fields between the cricket field to the roundabout. It's a big concern not having this area protected from development. I understand that a few years ago it was earmarked for a housing estate. This area is a beautiful location with unspoilt views to the east from the cricket field. Please don't let it be spoilt by future development.</p>	Noted, no amendments required. The site referred to was included within the housing site assessment process and considered suitable for housing, however, as it lies within the Green Belt it is not possible for the neighbourhood plan to identify it for development.

Consultee	Comment	Response/ proposed change
Policy/ paragraph	Paragraph 4.35	
Mr & Mrs Wallis and Mr & Mrs Dixon	<p>It is not the purpose of these representations to repeat the submissions previously put forward on behalf of the Landowners but rather to supplement their previous comments. They would however like to reiterate their strong support for the intentions of the Neighbourhood Plan in proposing to allocate sites for future housing development as a direct response to the housing needs of the Parish.</p> <p>In their view this is essential in the context of the Northumberland Local Plan which has defined Riding Mill and Broomhaugh as a service village but without identifying any need to provide additional land for housing development. The Neighbourhood Plan provides an opportunity to bridge that gap through the allocation of land for housing that otherwise cannot be met due to Green Belt constraints.</p> <p>In this context it is disappointing to see in the Neighbourhood Plan that the land to the east of Ford Terrace which has been actively promoted as a housing development opportunity by the Landowners throughout the Neighbourhood Plan process is no longer proposed to be taken out of the Green Belt for allocation despite extensive support from the local community and Parish Council.</p> <p>Paragraph 4.35 of the Pre-Submission Draft document attempts to explain the reason for the removal of the proposed allocation of the site in the latest version of the Plan and this advises that <i>“The parish council consider the site would be appropriate for housing development, subject to details regarding the type, mix and design of the development.”</i></p> <p>The fact that the Parish Council consider the land to be appropriate for housing development and that this has been recognised in the text of the draft Neighbourhood Plan is of course welcomed by the Landowners. This is especially the case given that the Housing Background Paper dated October 2022 looks positively upon the</p>	<p>Support welcomed and comments noted; no amendments required. Amendments to Green Belt boundaries can be made through neighbourhood plans where a need for changes has been established through strategic policies. The Northumberland Local Plan has not identified a need for an amendment, therefore the neighbourhood plan cannot do this.</p>

Consultee	Comment	Response/ proposed change
	<p>potential future development of the site in principle and concludes that the Green Belt assessment of the site <i>“illustrated that as a result of the location of the site and its relationship with existing built development, it has a low contribution to the purposes of the Green Belt”</i>. Paragraph 4.35 goes on to advise that it is not possible for the Neighbourhood Plan to identify the site for housing <i>“because the Local Plan does not identify a need for changes to the Green Belt in Riding Mill”</i>. This simply is not the case however as paragraph 140 of the NPPF makes clear that amendments to Green Belt boundaries can be made through Neighbourhood Plans.</p> <p>The consequence of the site remaining in the Green Belt is that any future development proposal for housing would fall to be assessed against restrictive policies contained in the NPPF and the Northumberland Local Plan. Both of these documents are clear that housing in the Green Belt should only be allowed in cases where this would involve the provision of affordable housing for local community needs i.e. as a rural exception site. It is noted that Policy BR6 of the Neighbourhood Plan proposes to adopt the same level of control meaning that the land to the east of Ford Terrace could only ever be brought forward as a rural exception site. This is simply not a viable proposition.</p>	
Anonymous (resident)	<p>There are small pieces of land in the Green Belt which add to the character of the village and are vital to our flora and fauna for food, homes and shelter, not to mention the role of trees in our aims to effect climate change before it is too late. As you have probably gathered I am particularly concerned with the piece of land behind the Methodist Church, which teems with wildlife and wonderful plants. If this was taken out of the Green Belt to be built upon, it would be totally opposite to what we are trying to achieve in regard to climate change. We need to be careful and respect these little bits of natural world. I</p>	<p>Noted, no amendments required. The neighbourhood plan does not propose to allocate the site for development.</p>

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Consultee	Comment	Response/ proposed change
	therefore wish to propose that the Green Belt should be protected and that I am opposed to development in these areas.	
Sally Rogers (resident)	Possible housing development at Broomhaugh was given considerable time during the Consultation period making it a real possibility in the minds of residents. The current Plan seems to dismiss this as the area is in Green Belt. If I'm correct what is the attitude of the PC to future pressure for development? I would be against this. Could the owners be persuaded to allow for a nature reserve on the site?	Noted, no amendments required. The neighbourhood plan does not propose to allocate the site for development.
Sheila Longo (resident)	I live in xxx. I wish to comment on the study of Mark Ketley of Bradley Hall Planning & Design. With regard to The Site & Surroundings. I do NOT agree with the last paragraph which talks about MODERN design, this is NOT in keeping with the surrounding buildings in Broomhaugh. Regarding Materials Study: I do not think that TIMBER CLADDING is suitable or in keeping. Wood does not last in our damp climate, especially being near to the river. Furthermore it is flammable. Take a look at the Old Orchard flats on the corner, it is a mix of stone and pebble dash. More in keeping, and sustainable. Even the archway is in keeping with other buildings in Broomhaugh. I am favourable to tree planting, however it is extremely important to choose the right tree. I see no provision for cars, where are they to go, are there any garages? Regarding Locality Study: O1 Yew Tree Cottage. That is NOT Yew Tree Cottage. It is 1 The Square.	Noted, no amendments required. The neighbourhood plan does not propose to allocate the site for development.
Neil Turner (resident)	I am concerned at the connection of a commercial proposal (Broomhaugh and Bradley Hall site) with the local plan proposal. The local plan reporting should be independent and informative of the progress on the plan. In the newsletter (opening page - yearly review by the Chair) progress on the plan and the specific site proposal is in the same paragraph and implies a direct connection, as if support for the local plan is a tacit support for the housing site. I think this is an unwise connection.	Noted, no amendments required. The neighbourhood plan does not propose to allocate the site for development.

Consultee	Comment	Response/ proposed change
	<p>The recording of the proposal as 'well supported' is subjective and a personal opinion of the writer. Is this the official view of the council on all elements of the housing proposal, prior to a formal planning application? Again I think there needs to be more considered reporting on the site.</p> <p>Could I suggest that the two matters are reported separately as it would be unwise to give the impression of a corporate sponsor to the local plan. For example other developments are listed in the newsletter with negative comments attached in the newsletter. Yet the Broomhaugh is not reported in the same way. I think there is potential duality in the reporting.</p>	
Neville Furness (resident)	<p>Development of land at Broomhaugh</p> <p>1 There is a reference to good public transport links. The bus service may be reliable, I have no recent experience, but the rail service certainly is not. Strikes apart, many trains have been cancelled in the recent past during the day without warning, resulting in travellers having to wait over 2 hours for a train to appear</p> <p>2 There is a reference to Ford Terrace. This is incorrect. Ford Terrace refers only to the Edwardian brick terrace in Broomhaugh. The rest is known locally as 'The Street', though never named by the council.</p> <p>3 Elsewhere in the Plan, it is stated that the village is not suitable for new housing for the elderly, due to the lack of shops and services. Why, then, is the village deemed suitable for low cost housing?</p> <p>4 Access of the proposed development is planned to be directly onto the A695, via a new entrance. Anyone living in Broomhaugh knows how difficult it can be to get access to the A695 already. A new entrance will create new potential hazards, There are already two access points from Broomhaugh Street, and Osbit, with a bus stop in the middle.</p> <p>5 The land is Green Belt – recently revised. What is the point of Green Belt, if it is to be ignored every time a developer appears?</p>	<p>Noted, no amendments required. The neighbourhood plan does not propose to allocate the site for development.</p>

Consultee	Comment	Response/ proposed change
	<p>6 The concept plan shows no car parking, and no garages. A number of the planned properties are overlooking long existing properties to the west, depriving them of privacy.</p> <p>7 It is stated that the design enhances the village, but does not explain how. I do not see how these houses enhance the village.</p>	
Policy/ paragraph	Policy BR4 – Land south east of Manor House	
Ian Dickinson Trust (Hedley Planning Services)	<p>The Manor House falls within the boundary for the Broomhaugh and Riding Neighbourhood Plan area, the location plan is included within Appendix 1. The area shown in blue in Figure 1, Land South East of the Manor House has been considered within the Council's Strategic Housing Land Availability Assessment (SHLAA) 2021. It demonstrates that the site has a developable area of 0.9ha with an estimated yield of 12 dwellings.</p> <p>The site is identified as suitable, available and achievable within the SHLAA. The SHLAA states that at the time of writing, the detailed application (ref: 21/02077/FUL) was pending consideration. However, the application for 12no dwellings was refused by NCC on 26 October 2022.</p> <p>The landowner supports the inclusion of the site for housing allocation within the Parish. However, there are several matters which we believe should be brought to the attention of the Parish when considering the site for housing allocation.</p> <p>As set out above, the site is allocated for housing within the BRNP. The landowner is supportive of this site being allocated for housing within the draft BRNP. However, Northumberland CC have recently refused the application on technical matters. The principle of housing in this location is supported by NCC, as demonstrated by the Officer Report.</p> <p>In accordance with Paragraph 8 of Schedule 4B of the Town and Country Planning Act, all Neighbourhood Plans must be prepared</p>	Support welcomed and comments noted; no amendments required.

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	<p>against 'basic conditions' and must have regard to national policy and strategic policies contained within the Development Plan, in this case, the recently adopted Northumberland Local Plan (2022).</p> <p>We have reviewed the wording of the draft policy in relation to the basic conditions and confirm that we do believe the policy has been prepared with regard to national policy and strategic policies within the development plan.</p> <p>The application submitted to NCC was supported by several technical reports which demonstrates that all of the above criteria in Policy BR4 can be met. Therefore, we <u>support</u> the allocation of Land to the South East of the Manor House for housing within the Broomhaugh and Riding Neighbourhood Plan and confirm that the principle of development in this location is supported by the Northumberland Local Plan. All technical matters can be overcome with a redesign and additional supporting information provided to NCC.</p>	
Northumberland County Council	<p>We recognise that this policy seeks to allocate land for housing development to meet the need identified in the Broomhaugh and Riding Housing Needs Assessment, however, we would question the deliverability of this site and therefore its suitability for inclusion in the plan.</p> <p>A planning application for the development of 13 dwellings on the site (reference 21/02077/FUL) has been recently refused. The reasons for refusal are that the development would result in harm to the character and appearance of the site and surrounding area, heritage assets and the amenity of adjacent residents. With regard to effects on heritage assets, it was not felt that there were public benefits that would outweigh the identified harm.</p> <p>It may be that some form of development on this site <i>may</i> be acceptable in planning terms, however, given the constraints on the</p>	<p>Comments noted. The parish council disagree with the comments made and consider it is possible for the policy to be amended to include revised criteria regarding the issues identified in the recently refused planning application and add further details regarding overcoming constraints within the housing background paper. Disagree with the suggestion that the acceptability of the site for housing can only be made through the development management process. The case officers report is clear that the principle of the residential redevelopment of the site is acceptable, the reasons for refusal were regarding the impacts on heritage assets (with lack of public benefits). The impact on the character and appearance of the site and surrounding area. Loss of trees and impact on amenity and living conditions of adjacent residents. Lack of sufficient provision of affordable housing</p>

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Consultee	Comment	Response/ proposed change
	site, that is a decision that could only be made through the development management process. On that basis, we would advise that the site is not suitable to be allocated for housing in the neighbourhood plan, because it is not deliverable.	and open space. As well as a lack of information regarding ecology and biodiversity. It is considered that these reasons for refusal could be overcome with the development of an appropriately designed scheme which included an appropriate mix of housing. However, following discussions with NCC and Historic England the parish council was informed that given the potential impact on a heritage asset, if the plan retained the proposed allocation, then a SEA would be required. As this would significantly delay the submission of the plan the parish council reluctantly agreed to amend the plan to remove the site.
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Do not support the draft policy	Noted, no amendments required.
Anonymous – no contact details provided	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Simon Probyn (resident)	Support the draft policy. Make the entrance via the Hollis Hill entrance by widening it to accommodate both which will make the existing entrance far safer! Do not make an entrance at the manor as this will adversely affect the integrity of this listed building.	Support welcomed and comments noted; no amendments required. The policy refers to the need for an appropriate access and potential options.
Sally Rogers (resident)	Support the draft policy	Support welcomed; no amendments required.
Phil Hancock (resident)	Do not support the draft policy	Noted, no amendments required.

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Consultee	Comment	Response/ proposed change
Hannah Thorpe (resident)	Support the draft policy as long as access into the main road doesn't impact safety at the narrowest part of the A695 through the village AND there are affordable houses built here, not more 4/5 bed houses affordable only to wealthy people, this has my support.	Support welcomed and comments noted; no amendments required. The policy refers to the need for an appropriate access and affordable housing.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Do not support the draft policy. Original plan had houses that were too large.	Noted, no amendments required. The plan does not support the proposals contained within the planning application (see housing background paper).
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
June Newton (resident)	<p>I have looked at the draft housing plans and would like to add an additional comment about the land to the west of Station Close.</p> <p>Any further housing would need to be accessed purely from the A695 to the west of the farm. There is no capacity for any further traffic on Station Close. There are over 50 houses using the entrance at the street beside the old post office. The whole road is narrow and difficult with parked cars as many houses now have three cars per household and no additional parking. At times it would be impossible for emergency vehicles to get up the street.</p> <p>Any additional housing with a through road would create a rat run with possible accidents as there are many young children now live on the street and play outside as it is a cul-de-sac with no through traffic.</p> <p>Access from the farm would increase traffic on the main road for the school run and access to the A69. especially as the road narrows beside Riding Cottages, etc and there are still plans outstanding for further traffic from the possible development at the Manor House</p>	Comments noted; no amendments required. The policy refers to the need for an appropriate access and potential options.

Consultee	Comment	Response/ proposed change
Policy/ paragraph	Policy BR5 – Riding Farm	
Northumberland County Council	<p>It is noted that this site currently has planning permission for the change of use of existing agricultural buildings to two dwellings and construction of a 1.5 storey extension to the footprint of the existing building (reference 19/01947/FUL).</p> <p>As written the policy does not reflect the significant heritage constraints of the site. Support for residential development must be qualified with reference to the listed structures present on the site and the requirement for any proposal to seek to preserve the listed buildings, their settings and any features of special architectural or historic interest they possess. This is to align with the NPPF and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p> <p>Given the heritage constraints of the site, we would advise replacing <i>'of around 3 homes'</i> in the first sentence with <i>'of 2 homes'</i>, as the existing permission has proved this can be acceptable in planning terms.</p>	Comments noted, amend to remove proposed allocation as planning permission granted on 22 December 2022.
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	Support the draft policy	Support welcomed; no amendments required.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.

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Consultee	Comment	Response/ proposed change
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Simon Probyn (resident)	Support the draft policy. Encourage the hasty commencement of this site to prevent further dilapidation of the property.	Support welcomed and comments noted; no amendments required. It is not possible for the neighbourhood plan to require the commencement of the development.
Sally Rogers (resident)	I hope the character of the existing buildings at the West end of the Village will be retained in any housing developments there.	Comments noted, amend to remove proposed allocation as planning permission granted on 22 December 2022.
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Do not support the draft policy. It seems a very small space to crowbar in 3 houses here. Not only that but the attractive farm buildings and gingham are one of the first things you see as you approach RM. First World problems and all that...	Comments noted, amend to remove proposed allocation as planning permission granted on 22 December 2022.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy as long as access to properties from A695 can be done safely	Comments noted, amend to remove proposed allocation as planning permission granted on 22 December 2022.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Policy/ paragraph	Paragraph 4.36	
Mr & Mrs Wallis and Mr & Mrs Dixon	It is recognised that in the supporting text to Policy BR6 of the Pre-Submission Draft version of the Neighbourhood Plan at paragraph 4.36 it is stated that <i>“Some market homes may be allowed on rural exception sites where it is clearly shown to be essential to support and facilitate the delivery of the predominant affordable element”</i> . Naturally, this element of flexibility is welcomed and supported by the Landowners. However, it would remain the case that the land to the east of Ford	Support welcomed and comments noted; no amendments required.

Consultee	Comment	Response/ proposed change
	<p>Terrace would be unlikely to come forward due to the high level of affordable housing required.</p> <p>Key to this issue and the Green Belt constraints facing the future development of a site that the local community has wholeheartedly supported throughout the Neighbourhood Plan process so far is the resultant inability to deliver exactly the type of new housing that has been identified as being needed. Paragraph 4.37 of the Pre-Submission Draft Neighbourhood Plan sets out clearly that the evidence at both County and Parish levels highlights the need to support the provision of smaller homes to support young families whilst also meeting the needs of an ageing population. Development of the land to the east of Ford Terrace can help address these local housing requirements but will be prevented from doing so under the rural exception policy currently drafted.</p>	
Policy/ paragraph	Policy BR6 – Housing development on unallocated sites	
Mr & Mrs Marsh (residents)	Paragraphs 4.36 and 4.37 and the second part of Policy BR6 should be amended properly to reflect the provisions of Local Plan Policy HOU7 with respect to small Rural Exception Sites. The provisions of the Draft Neighbourhood Plan as proposed can be seen as encouraging housing development in the Green Belt around the village envelope, thereby fettering the discretion of future parish councils to respond to development proposals on their merits.	Noted, no amendments required. It is considered that paragraphs 4.36 and 4.37 do reflect the provisions of the local plan. Also, that the text does not fetter the discretion of future parish councils to respond to development proposals on their merits. The text is informed by the outcome of the site assessment process and other evidence work.
Mr & Mrs Wallis and Mr & Mrs Dixon	The Landowners remain committed to working with the Parish Council as the Neighbourhood Plan evolves and progresses towards independent examination. To this end it is submitted that a re-wording of Policy BR6 would be appropriate to ensure that the land to the east of Ford Terrace could still be brought forward for development without it needing to be a rural exception site. The specific changes to the wording of the policy are shown as tracked changes below.	Support welcomed and comments noted; amend policy to refer to the site being immediately adjacent to and well related to the settlement. However, in accordance with paragraph 149 of the NPPF there is not a requirement for rural exception sites to demonstrate no adverse impacts on the openness of the Green Belt.

Consultee	Comment	Response/ proposed change
	<p>Policy BR6: Housing Development on Unallocated Sites</p> <p><i>The development of housing on sites which are not allocated in the development plan which are within the Green Belt inset boundary, as defined on the policies map, will be supported provided the proposal accords with all relevant development plan policies particularly those on design, amenity, highway safety, accessibility and the protection of valued services and facilities.</i></p> <p><i>Within the Green Belt, <u>on sites that are immediately adjacent to and relate well to the built form of the settlement</u>, proposals for housing development must meet the requirements of national planning policy. The provision of limited affordable housing for local community needs, where it is adjacent to or wellrelated to Riding Mill, will be supported where it meets the requirements of Northumberland Local Plan Policy HOU7(2, 3 and 4) <u>be able to demonstrate that there would be no adverse impacts on the openness of the wider Green Belt beyond the proposed development site, and that the type and extent of housing being proposed responds specifically to the needs of the local community.</u></i></p> <p><i>The mix of housing types and tenures on all housing sites, <u>regardless of whether they are in the Green Belt or not</u>, should have regard to and be informed by evidence of housing needs including that contained within the Broomhaugh and Riding Housing Needs Assessment (2021) and the Northumberland Strategic Housing Market Assessment (2018) and any subsequent updates.</i></p> <p><i>All new housing development should contribute to meeting identified needs particularly through the provision of one, two and three bedroom homes for small families and those wishing to downsize.</i></p> <p><i>It is hoped that the comments provided in these representations are helpful in the further preparation of the Neighbourhood Plan ahead of it being submitted for independent examination. It is also hoped that</i></p>	

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Consultee	Comment	Response/ proposed change
	the suggested changes to the wording of Policy BR6 are helpful and can be supported moving forward in the interests of ensuring delivery of housing that is required by the local community. The suggested changes to the wording of Policy BR6 would provide for flexibility and additionality in supply and, if they can be incorporated into the final version of the policy, then the Landowners would be prepared to express their full support for the Plan at the examination stage.	
Northumberland County Council	<p>Housing and Public Protection welcome a policy that accommodates the delivery of homes to support young families and meet the needs of an ageing population.</p> <p>For clarity, the wording of the second paragraph could include 'rural exception sites'.</p> <p>The supporting text outlines the process that to assess potential housing sites, which concluded that 3 were potentially suitable but one of these is in the Green Belt. It would make sense to say something here about the Ford Terrace site (Green Belt) being the preferred site for a small rural exception site in accordance with NLP Policy HOU 7.</p>	Support welcomed and comments noted; amend policy to only apply to applications for rural exceptions sites.
Tom Charman (resident)	I think it is important that impacts on the natural and historic environment should be included in Policy BR6. This should include features that are important at a Parish scale, not just the higher level designations that the Northumberland Local Plan focusses on (see above suggestions for a natural and historic environment policies).	Comments noted, amend as suggested to include reference to the impacts on the natural and historic environment.
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.

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Consultee	Comment	Response/ proposed change
Anonymous – no contact details provided	<p>The trade offs are not being presented here. The word need is potentially a green light for anything, as there will always be a stated need. Consider instead allowing conversion of existing properties into (for example) higher density retirement units.</p> <p>The main genuine need for the village is for units allowing downsizing of retirees and supportive living. For the broader population at a strategic level they should be accommodated where economic agglomeration is most effective and where travel is minimised, i.e. the cities. Therefore we should support city and in particular brownfield densification.</p>	Noted, no amendments required. The need for new housing development is a relevant planning consideration. There are policies within the local plan that support conversion of buildings to provide residential accommodation, it seeks to focus the most development in sustainable locations and also the provision of specialist accommodation. Policy BR6 does refer to the need to provide properties for people looking to downsize.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Simon Probyn (resident)	Support the draft policy. This is the fundamental policy which will benefit the future of our lovely village as it is currently becoming an old peoples centre!	Support welcomed and comments noted; no amendments required.
Sally Rogers (resident)	I support it in the existing sites cited for development but not as a Policy which gives added pressure for development in other places. There are many smaller properties in surrounding areas where families or older people could find more affordable housing within easy reach of Riding Mill.	Support welcomed and comments noted; no amendments required. The policy does not result in additional pressure for development.
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.

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Consultee	Comment	Response/ proposed change
Hannah Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Neil Turner (resident)	<p>The village contains a large range of houses , styles and types . The plan reporting seems to be focussed on affordable housing , again implying an agenda running through commentary on other development proposals . I would suggest a more thorough explanation of this position, so that the wider population can decide if that is the view of all the majority of villagers . Riding mill is by its nature a village consisting of larger properties, but does that make it wrong ? or in need of alternative accommodation.</p> <p>The Council has been against any development in the Green Belt on recent planning applications so to support green belt development is a change of position that needs further explanation . There are other sites in the village that dont need to expand into the green belt . Again I would suggest that the plan should show what sites have been considered and why one site is preferred over others .</p>	Noted, no amendments required. The housing needs assessment identified a need for the provision of affordable homes, as well as smaller homes more generally. This is explained within the housing background paper which also provides details of the housing site assessment process. The plan does not propose allocations of sites within the Green Belt, it does however include a policy that could see affordable homes supported in the Green Belt, in accordance with national and local planning policies.
Policy/ paragraph	Paragraph 4.39	
Neville Furness (resident)	A statement that local development will support local shops & services, What shops, what services. We have a coffee shop, no main grocer butcher, baker or source of fruit & Veg. No PO, doctor, dentist, pharmacy or any other retail outlet. For the record, when we moved to Riding Mill, there was a doctor, butcher, PO, 2 general stores and a newsagents.	Noted, no amendments required. The plan refers to national and local planning policy and summarises the current level of provision.

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Consultee	Comment	Response/ proposed change
Policy/ paragraph	Policy BR7 – Accessibility	
Dr Kevin Charman (resident)	In this area the Policy states ‘Support will be given...’. Why then is this not the case for other subject areas?	Noted, no amendments required. Policy BR1, criterion ‘e’ states that energy saving and installation of micro-renewables will be supported. Policies BR4 and BR5 supports residential development on identified sites. Policy BR6 supports housing elsewhere where specific requirements can be met. Policy BR8 supports development which maximises the use of sustainable transport modes.
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	Support. would put route into plural. New routes.	Support welcomed and comments noted; amend as suggested.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy	Support welcomed; no amendments required.
Simon Probyn (resident)	Support the draft policy.	Support welcomed; no amendments required.
Sally Rogers (resident)	Support the draft policy. There is a need for educating users on the difference between bridleways and footpaths. Cyclists are using the footpath along the River now.	Support welcomed and comments noted; no amendments required. This matter is not something which could be influenced through a planning policy.

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Consultee	Comment	Response/ proposed change
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.
Hannah Thorpe (resident)	Support the draft policy. As a keen walker and runner, I would love to be able to safely walk/run to Hexham and Corbridge. The main road simply isn't safe for pedestrians or cyclists, especially in the winter months.	Support welcomed and comments noted; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy. Very important.	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Policy/ paragraph	Policy BR8 – Sustainable transport and new development	
Northumberland County Council	<p>Housing and Public Protection note that the provision of new cycle and pedestrian routes will improve accessibility to housing and residents' health and wellbeing. They point out that ensuring that all new developments have access to EV charging is a key part of the North East Transport Plan.</p> <p>Strategic Transport welcomes and supports this policy. For clarify, they have suggested that bullet point a should read: <i>'Promote cycling and walking, in particular by giving priority to the needs of pedestrians and cyclists, whilst reducing the need to travel <u>by private motorised vehicle</u> and increasing access to public transport'</i></p> <p>Bullet point e. seeks to ensure that the cumulative impact on traffic flows on the highway network will not be 'severe'. It is suggested that '<u>significant</u>' could be a more effective term to use as it may be easier to demonstrate.</p>	Support welcomed and comments noted; amend to include reference to private motorised vehicle. The reference to impacts being 'severe' reflects the NPPF.

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
	It is noted that bullet point g is a differently worded repeat of bullet point k in policy BR2. We would question if this bullet point is needed.	
Michael Pritchard (resident)	Support the draft policy	Support welcomed; no amendments required.
David McKenzie (resident)	Support the draft policy	Support welcomed; no amendments required.
Anonymous – no contact details provided	Bringing in new residents goes against this of course !	Noted, no amendments required. Disagree that new development would conflict with the provisions of this policy.
Barbara Thompson (resident)	Support the draft policy	Support welcomed; no amendments required.
Ian Greener (resident)	Support the draft policy	Support welcomed; no amendments required.
Rod Padgett (resident)	Support the draft policy. Many older properties may not have a good enough electrical supply to sustain fast charge systems for cars. Has this, and the overall power supply to the village been considered, as it may hinder uptake of electric vehicles in the future?	Support welcomed and comments noted; no amendments required. Overall the power supply to the village is poor, and is beyond our control, but we agreed that the PC would write to Northern Powergrid, asking them the question as to what they have in place to cope with possible increased supply need when more EV points are needed and electric heating is more prevalent.
Simon Probyn (resident)	Support the draft policy.	Support welcomed; no amendments required.
Sally Rogers (resident)	Support the draft policy. Careful consideration of the siting of public Recharging Points will be needed.	Support welcomed and comments noted; no amendments required.
Phil Hancock (resident)	Support the draft policy	Support welcomed; no amendments required.

Consultee	Comment	Response/ proposed change
Hannah Thorpe (resident)	Support the draft policy.	Support welcomed; no amendments required.
Denise Adams (resident)	Support the draft policy	Support welcomed; no amendments required.
Matthew Thorpe (resident)	Support the draft policy	Support welcomed; no amendments required.
Pat Caine (resident)	Support the draft policy	Support welcomed; no amendments required.
Section 5 – Community actions		
General		
Northumberland County Council	Housing and Public Protection Policy think the community actions are a great idea. It could be a useful tool to motivate and empower the local community to drive forward actions to improve Riding Mill and its surrounding area.	Support welcomed and comments noted; no amendments required.
Anonymous – no contact details provided	Very supportive and indeed think this is the most important part of the overall plan. Would like to see a general streetscape aesthetic developed, including for lampposts, signage and lighting, rather than the current 'we'll shove in whatever we have in the yard' approach.	Support welcomed and comments noted; no amendments required. For development that requires planning permission this will be assessed against policy BR1.
Built environment		
Northumberland Wildlife Trust	Community Action BE1: Townscapes and Streetscapes We would suggest a sentence that includes enhancements for biodiversity e.g. locally native tree planting and nectar-rich planting schemes for flower displays.	Comments noted, amend to add further natural environment actions.

Consultee	Comment	Response/ proposed change
Historic England	We welcome that you have identified some heritage-related community actions or aspirations on topics beyond land use and development.	Support welcomed and comments noted; no amendments required.
Natural environment		
Northumberland Wildlife Trust	Community Action NE4: Tree Planting The Trust would request that the word 'locally' is inserted within the sentence especially (locally) native trees. Species that are native to the UK may not be present naturally in Northumberland. Our local woodlands will have naturally developed with a specific mix of tree, shrub and groundflora species, which in turn support our local invertebrates, birds, mammals etc. Using locally native species such as pedunculate oak (<i>Quercus robur</i>) as opposed to beech (<i>Fagus sylvatica</i>), for instance, can have a much greater benefit to biodiversity in a local area.	Comments noted, amend as suggested.
Dr Elisabeth Charman (resident)	Additional actions should be considered under Objective 2. For example, invasive species eradication and control; wild flower promotion on roadside verges and community spaces through initiatives such as 'No Mow May'; promotion of initiatives Parish members could do to maximise biodiversity in their own gardens e.g. installation of swift bricks or insect habitats; a goal to achieve 'Bee Friendly Town' status https://beefriendlytrust.org/bee-friendly-towns/ ; further promotion and interpretation of the natural heritage which makes our Parish special.	Comments noted, amend to add further natural environment actions.
Transport		
Jean Blair (resident)	I appreciate that footpaths are to be maintained and improved. The footpath from the bottom of Whiteside Bank up onto the Wentworth field, a few years ago, had the broken stile replaced with a special gate that lets people through and not animals. It would be very helpful for older walkers if more stiles could be replaced in this way. It is unadvisable for older people to use stiles. But it is encouraged that they still walk the footpaths in safety.	Noted, no amendments required. The plan includes several community actions to improve the network of footpaths.

Broomhaugh and Riding Neighbourhood Plan: Consultation Statement (March 2023)

Consultee	Comment	Response/ proposed change
Northumberland Wildlife Trust	Community Action H2: Extending the footpath network Add within this action 'where these will not cause disturbance to or impact on the nature conservation interest of the identified areas.	Comments noted, amend as suggested.
Sustainable development and climate change		
Jean Blair (resident)	I can not support the installation of charging points in the Old Play ground which is part of our heritage. There are regularly 6 to 8 cars parked there during the day(I'm not talking about school drop off times). Plus currently a skip and frequently work vans are parked. There are never many spaces Charging points would be intrusive and also have a permanent blue light on. We don't need to encourage more cars into the village.	Noted, no amendments required. The plan is not proposing the installation of EV charging points in the old playground.
Pamela Niven (resident)	The Old Playground is used by many groups: buses pick up for school in the morning; parents deliver and pick up children for pre-school and primary; attendees of regular church services and weddings and funerals; those attending functions in the Millennium Hall and the Parish Hall; visitors of local residents; and it is also used for picking up Xmas trees. In addition it is a passing place on Church Lane. To have two dedicated parking spaces would reduce the space for others and would restrict the Church's parking arrangements. It is already a nightmare having to negotiate my way through the parking, and I think it is not the place for these charging points. Most people in our area have driveways. I can only think of one person who does not in our area. Charging points would be more appropriate in an area such as Broomhaugh where people have to park on the road. I strongly disagree with the location of these in the Old Playground.	Noted, no amendments required. The plan is not proposing the installation of EV charging points in the old playground.
Margaret and Ren Reed (residents)	As residents of the old playground, we were very surprised and shocked that the Parish Council is proposing the installation of electric vehicle charging points in the old playground. This area is not a designated car park, although an attempt was made recently to have it marked as such. Residents around the playground were unanimously	Noted, no amendments required. The plan is not proposing the installation of EV charging points in the old playground.

Consultee	Comment	Response/ proposed change
	<p>against this, as this area is situated in one of the oldest parts of the village and is therefore an integral part of its history.</p> <p>Introducing charging points will inevitably increase traffic to an area which already has restricted access. As you must be aware, traffic is unable to pass easily in Church Lane because of the narrowness, thus forcing vehicles to reverse into a wider point, which is the playground.</p> <p>Consideration should surely be given to the needs of the residents of this area to park their cars as the area is also needed to allow for parking when events are held in the Millennium Hall, Sunday services, weddings, funerals etc. As it stands, at the moment, there is just enough space for it to be used as a pick up point for the school children.</p> <p>We would expect that the Parish Council will be taking into account the criteria set out by the installers of the charging points which says "Electric charging points require two parking spaces per charging point. High daily traffic is vital as well as access to amenities - for example, retail shops, restaurants or customer facilities." The old playground does not meet any of these criteria. Surely electric charge points would be more suitable at the Parish Hall where bays are already marked.</p> <p>We are all aware that charging points need to be installed, but careful consideration must be given to their positioning and very importantly, consultation made with any residents in the vicinity of the installations.</p> <p>Hopefully you will give due consideration to these points.</p>	
Hannah Thorpe (resident)	Pedestrian crossing over A68 would be amazing. As a walker in the village you are hemmed in by restrictions on private land and stretches of main road that make walking unsafe. So pleased to see this in the plan.	Support welcomed; no amendments required.
Neville Furness (resident)	Planned Cycle route to Stocksfield – strongly supported.	Support welcomed; no amendments required.

Consultee	Comment	Response/ proposed change
Neville Furness (resident)	The council might like to consider formalising the name 'The Street' Currently even NCC Planning Dept are misusing Ford Terrace. Delivery drivers are frequently confused to have a street with no name.	Noted, no amendments required. The naming of streets is not within the remit of the parish council.
Housing Background Paper		
Mr & Mrs Marsh (residents)	<p>The Paper seems to be constructed on the premise that land must be taken out of the Green Belt adjacent to Broomhaugh to provide for the housing needs of the village.</p> <p>I contend that this is unnecessary, inappropriate, and contrary to established planning policy, because:</p> <ul style="list-style-type: none"> • There has always been a steady stream of new homes being provided within the village envelope, and there is scope for this to continue • There are substantial numbers of smaller properties, including The Old Orchard at Broomhaugh, which is specifically designed to provide for older residents wishing to 'downsize', and where there is a steady turnover. • The site being promoted for a new housing estate is currently a valuable haven for wildlife. Adjacent areas are ecologically sterile, being either close-mown, grazed or ploughed. Mature trees on the site have recently been felled, and those remaining on the site are likely to be lost to development Has an ecological survey been carried out? .It appears that the site has not even been considered as a Local Green Space in that paper, even though it meets at least one of the criteria. One of the reasons for rejecting the site at the western end of the village was that "the village should not be losing any further green areas"; why does this not apply at the eastern end? 	Noted, no amendments required. The background paper was prepared to present the evidence base for housing, particularly the future needs for housing development and consider the availability and suitability of land for development. The plan does not propose to allocate land within the Green Belt for housing.

Consultee	Comment	Response/ proposed change
	<ul style="list-style-type: none"> • In terms of planning policy, the newly adopted Local Plan provides a new settlement envelope around Riding and Broomhaugh, with land outside that envelope being designated Green Belt. Built development on the site being promoted does not comply with any of the 'exceptional circumstances' needed for development to be allowed in the Green Belt. There are no other policies in the new Local Plan which would support built development on this site [see para 2.12 of the Aecom report]. • Were the site to secure planning permission for development, that would set a precedent for residential development on the Broomhaugh House site. • The existing vehicle access routes onto the north side of the A695 are about 100 metres apart. The introduction of a further access within that stretch of the Principal Traffic Route would be contrary to Local Plan policy TRA2. 	

Appendix 18 – Pre-submission engagement – feedback to residents (parish newsletter)

Parish Council News

Local grants

The Parish Council receives requests to help fund many local groups and organisations. Our priority is always to help village groups so this year we are pleased to make awards of £150 to the Pre-School, the Garden Invaders at the Parish Hall and the Tuesday Drop-in group. We will also be supporting Tynedale Hospice, Citizens Advice, Age UK Northumberland, Community Action Northumberland, the Great North Air Ambulance and Sport Tynedale.

Any group wishing to apply for future funding should note that letters of application should be received by the 31st October each year.

Neighbourhood Plan Update

Thanks to everyone who made the effort to comment on the draft Neighbourhood plan. We are unable to respond to everyone individually, however, when we submit the plan for examination it will be accompanied by a 'statement of consultation' which will include all comments made and illustrate how we have changed the plan or the reasons why we haven't made changes.

The Steering group met before Christmas and determined whether to accept any amendments, mainly as advocated by our planning consultant. Changes are minor and do not substantially affect the plan.

The biggest change to the main document is the wording of the Riding Mill environment description, which was found to be factually incorrect in places- a better description will be inserted. Additionally, there will be no need to include the allocation of the Riding Farm site as a separate planning policy given it now has planning permission. We look forward to the tidying up of that area of the village, which includes an improvement to the pavement.

The next stages are as follows:

- Planning consultant to update the draft plan and the background papers
- Planning consultant to prepare a basic conditions report and a consultation statement
- The parish council to ratify the draft plan
- Once agreed, plan is submitted to Northumberland County Council (NCC) – they check that all of the required processes have been followed (late January/ early February)
- NCC then appoint an independent person (with the agreement of the parish council) to examine the plan
- At the same time NCC publish the plan on their website and undertake the formal consultation on the submission plan – so they re-consult all of the consultation bodies and other people that the PC consulted (February/ March)
- All comments are submitted to NCC who will forward them to the examiner (March/ April)
- The examiner considers the comments and will ask questions of the PC and NCC
- The examiner then issues their report (probably May time, could be earlier)

- NCC consider the report and decide if they agree with the examiner's recommendations, make the changes to the plan and organise the referendum (May/ June)
- If more than half of those who vote support the plan then NCC will report this to Cabinet who then formally make the plan (this normally happens quickly after the referendum)

Meanwhile the Community Actions section of the plan is still to be progressed, and we welcome any ideas and participation in any of the elements.