

# **Cramlington Neighbourhood Plan**

## **Consultation Statement**

**May 2019**

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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 what 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 Cramlington Neighbourhood Plan ('the CNP');
  - A summary of the publicity, engagement and consultation that has helped to shape and inform preparation of the CNP;
  - Details of those consulted about the CNP at the various stages of plan preparation and the extent to which efforts were made to ensure the CNP was prepared with support and input from the local community; and
  - A description of the changes made to the CNP in response to consultation and engagement.
- 1.3 Cramlington Town Council (CTC) 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 CNP and make any appropriate recommendations in relation to the CNP, having regard to the extensive and iterative processes employed in preparing the Submission Draft CNP.

## 2. Background to the Cramlington Neighbourhood Plan

- 2.1 On 4 February 2014, the civil parish of Cramlington was designated as a neighbourhood area for the purposes of neighbourhood planning. CTC established a steering group to lead the plan preparation process. The first meeting of the steering group was in February 2014. The process of preparing the plan began formally during March and April 2014 with a number of community launch events.
- 2.2 The Cramlington Neighbourhood Plan Steering Group comprised: local councillors, representatives from community and business groups and developers. The steering group worked on behalf of CTC to develop the draft plan. During the preparation of the plan, the steering group has been guided by Northumberland County Council (NCC), the local planning authority, as well as an independent planning consultant. This support has sought to ensure that the CNP reflects both the wishes of the local community but that it will also meet the statutory 'basic conditions'. Regular feedback on progress with the preparation of the plan has been provided to CTC at its meetings.
- 2.3 The preparation of the CNP has involved comprehensive and inclusive engagement, all of which will be discussed further in this document. In summary, three rounds of early engagement sought to obtain the views of the local community and stakeholders about the scope of the Plan:
- March and April 2014 – three drop-in events, to provide the local community with the opportunity to provide feedback on the main issues for the plan;
  - April and June 2014 – workshops on the South West Sector, attended by representatives from the development trust, local businesses, Cramlington Learning Village as well as resident and community groups; and
  - September 2014 – vision and objectives workshop, attended by representatives from the development trust, local businesses, Cramlington Learning Village, as well as resident and community groups.
- 2.4 This early engagement informed the preparation of the Cramlington Pre-Submission Draft Plan which was subject to consultation during September and October 2018. The draft plan identified:
- The context in which the Plan had been prepared – an overview of Cramlington, the opportunities, challenges and issues for the plan to address;
  - A positive vision and objectives for the future of the neighbourhood plan area;
  - How the vision and objectives of the plan will be delivered through planning policies i.e. the policies that will be used to determine planning applications within the plan area - providing a framework for sustainable development; and
  - How the vision and objectives of the plan will be delivered through community actions i.e. measures which are identified to encourage action and influence decisions taken by relevant bodies.
- 2.5 The Submission Draft Cramlington Neighbourhood Plan is a revised version of the Pre-Submission Draft Cramlington Neighbourhood Plan (September 2018). It is supported by an updated evidence base and has been modified to take into account of representations received.
- 2.6 The key stages in the preparation of the Plan can be summarised as:

4 February 2014	Designation of the Cramlington Neighbourhood Area
March – April 2014	Community launch events and identification of key issues
April – September 2014	Stakeholder workshops

September – October 2018	Pre-Submission Draft Plan engagement, including a drop-in event
April 2019	Submission

### 3. Early Engagement and awareness raising

3.1 In order to inform the preparation of the draft CNP there were three periods of early engagement:

- March and April 2014 – awareness raising/ drop in events;
- April and June 2014 – South West Sector workshops; and
- September 2014 – vision and objectives workshop.

3.2 The early engagement and awareness raising activities are described below.

#### Awareness raising/ drop-in events

3.3 Awareness raising and engagement on the proposed CNP began with informal public awareness raising/ drop-in events:

- Saturday, 15 March 2014, 10am to 4pm at Manor Walks Shopping Centre;
- Monday, 7 April 2014, 3pm to 7pm at Mayfield Community Centre; and
- Tuesday, 22 April 2014, 3pm to 7pm at Beaconhill Community Centre.

3.4 The first event, which took place in Manor Walks, was intended to raise awareness of the emerging plan and the subsequent drop-in events which were to take place the following month. It was considered that the high footfall at Manor Walks provided an ideal opportunity to maximise awareness of the plan. The event included display boards (appendix 1) which explained the role of neighbourhood plans and the issues for the Cramlington plan. NCC officers were available to discuss and record issues identified. People were encouraged to record their comments on feedback forms and identify on a map of the area where they thought changes were needed and where things should be protected. Information packs (appendix 2) and feedback forms (appendix 3) were also available for completion later and return to CTC, with a deadline on 26 April 2014.

3.5 In addition to the awareness raising drop in event, the events on the 7 and 22 of April were advertised. A leaflet (appendix 4) was sent to every business and residential address in the parish, articles were included in the local press (appendix 5), posters (appendix 6) distributed across the plan area and information was included on the CTC website. The events took the same format as the first event, with display materials and the opportunity to provide comments. The event at Mayfield Community Centre was attended by 37 people and 41 attended the event at Beacon Hill Community Centre.

3.6 A total of 28 comments forms and emails were received, and 40 comments were received as part of the mapping exercise. A feedback summary report was prepared by NCC and is included at appendix 7, in summary this highlighted the following potential policy issues for the CNP to address:

- Protection of green spaces and the environment;
- Need to retain but improve employment areas;
- Importance of cycle routes;
- Need to expand the town centre and protect existing retail and restaurants;
- Parking concerns in the town centre and housing areas;
- Level of traffic;
- Public transport connectivity;
- Need for facilities for older and younger people;
- Infrastructure concerns;

- Need for affordable housing;
- Design of new housing development;
- Level of new housing development

#### South west sector workshops

- 3.7 Given the importance of the south west sector housing site to the future growth of Cramlington, two workshops were held to look to build a community view on the redevelopment of the site. The following stakeholders were invited to attend: all steering group members; a representative from each community association in the plan area and 20 members of the 'People Panel' across all wards were invited to participate; 14 people ultimately attended. The workshop consisted of a SWOT analysis of Cramlington and specifically for the South West Sector site, and a masterplanning exercise where participants were asked to discuss good and bad examples of different aspects of a development and illustrate this on a map of the site. The outcomes and feedback from the workshops are set out within appendix 8.

#### Vision and objectives workshop

- 3.8 A summary of the outcomes of the vision and objectives workshop is set out in appendix 9. Key issues were: the need for a clear relationship with CTCs landscape strategy vision; importance of the built and natural environment; and reference to education.
- 3.9 The feedback received from the early engagement was used as the basis for the preparation of the Pre-Submission draft CNP.

## 4. Pre-Submission Engagement

- 4.1 Consultation on the Pre-Submission Draft CNP took place between 13 September 2018 and 25 October 2018. In advance of the commencement of the consultation NCC provided advice to ensure it was in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.
- 4.2 The local community, consultation bodies and other interested parties (appendix 10) were informed of the consultation on the Pre-Submission Draft CNP and the opportunity to comment on the plan in the following ways:
- A public notice was posted online in the Journal on 14 September 2018 date (appendix 11);
  - An article was published in the News Post Leader. This paper is distributed to all households in the plan area (appendix 12)
  - A letter was set to the consultation bodies (appendix 13);
  - Copies of the draft plan were available in: Cramlington Town Council Offices and Concordia Leisure Centre;
  - The draft plan and supporting documents was available online [www.cramlingtontowncouncil.gov.uk/about-us/neighbourhood-planning/](http://www.cramlingtontowncouncil.gov.uk/about-us/neighbourhood-planning/);
  - Awareness of the consultation was raised using CTCs Facebook page (appendix 14); and
  - A drop-in event was held on Saturday 15 September 2018 at Concordia Leisure Centre, between 10am and 12pm where copies of the plan were available to view.
- 4.3 Responses were received from:
- Northumberland County Council;
  - Advance Northumberland (formerly Arch);
  - Environment Agency;
  - National Grid;
  - Coal Authority;
  - Historic England;
  - Dysart Developments;
  - Natural England; and
  - 12 local residents.
- 4.4 Following the consultation on the pre-submission draft plan it was identified that Stannington Parish Council had not been consulted on the draft plan. When this error was identified the parish council was contacted and a response subsequently received.
- 4.5 The responses and details of how they have been taken account of in the Submission Draft CNP is included in appendix 15. Following engagement on the Pre-Submission Plan, the plan was amended where necessary.

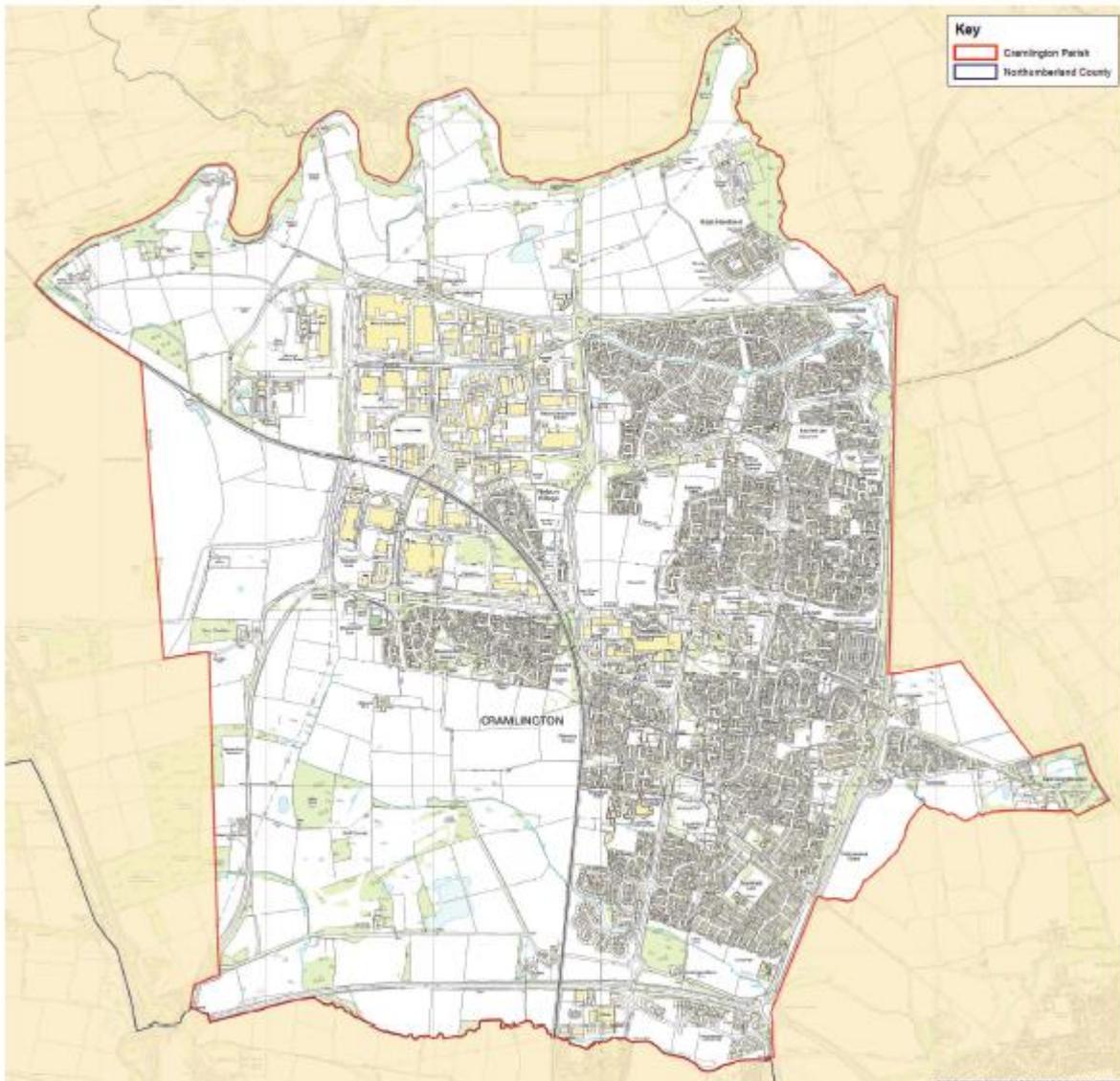
## **5. Conclusions**

- 5.1 The submission version of the CNP is the outcome of extensive engagement in various forms since 2014. Throughout that time, guidance, input and support has been obtained from various sources, all of which has been afforded due consideration in the preparation of the plan.
- 5.2 This has resulted in a submission CNP that reflects the community's aspirations for the area and the advice of stakeholders, whilst being in general conformity with local and national planning policy and that meets the basic conditions.
- 5.3 This consultation statement demonstrates that the publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the plan, which will benefit current and future communities in Cramlington by promoting sustainable development.

**Appendix 1: Display boards used at drop-in events**

# Cramlington Neighbourhood Plan

## Help to Plan Cramlington's Future



# Cramlington Neighbourhood Plan



## What is it?

Since 2011 the Government has allowed communities to produce 'Neighbourhood Plans' for their local area.

Enables people living and working in an area to guide where and how future development happens.

Can help deliver types of development the local people would like to see in their community.

The plan will be used to make decisions on planning applications, giving it genuine influence on Cramlington's future.

## What will it do?

Set out a local spatial vision for an area, that is: what should go where.

Define objectives for the plan to show how the vision will be achieved.

Provides local land-use policies to guide development.

Can allocate land for development.

# Cramlington Neighbourhood Plan



## What issues can it cover?

- Neighbourhood planning can cover any matter important to the local community such as—
  - Employment opportunities
  - Housing (where, what type, what it looks like)
  - Town Centre (expansion, parking)
  - Transport (cycle routes)
  - Natural environment (open spaces)
  - Design (local guidance)
- These are 'development' plans and so are meant to help deliver development the community supports.

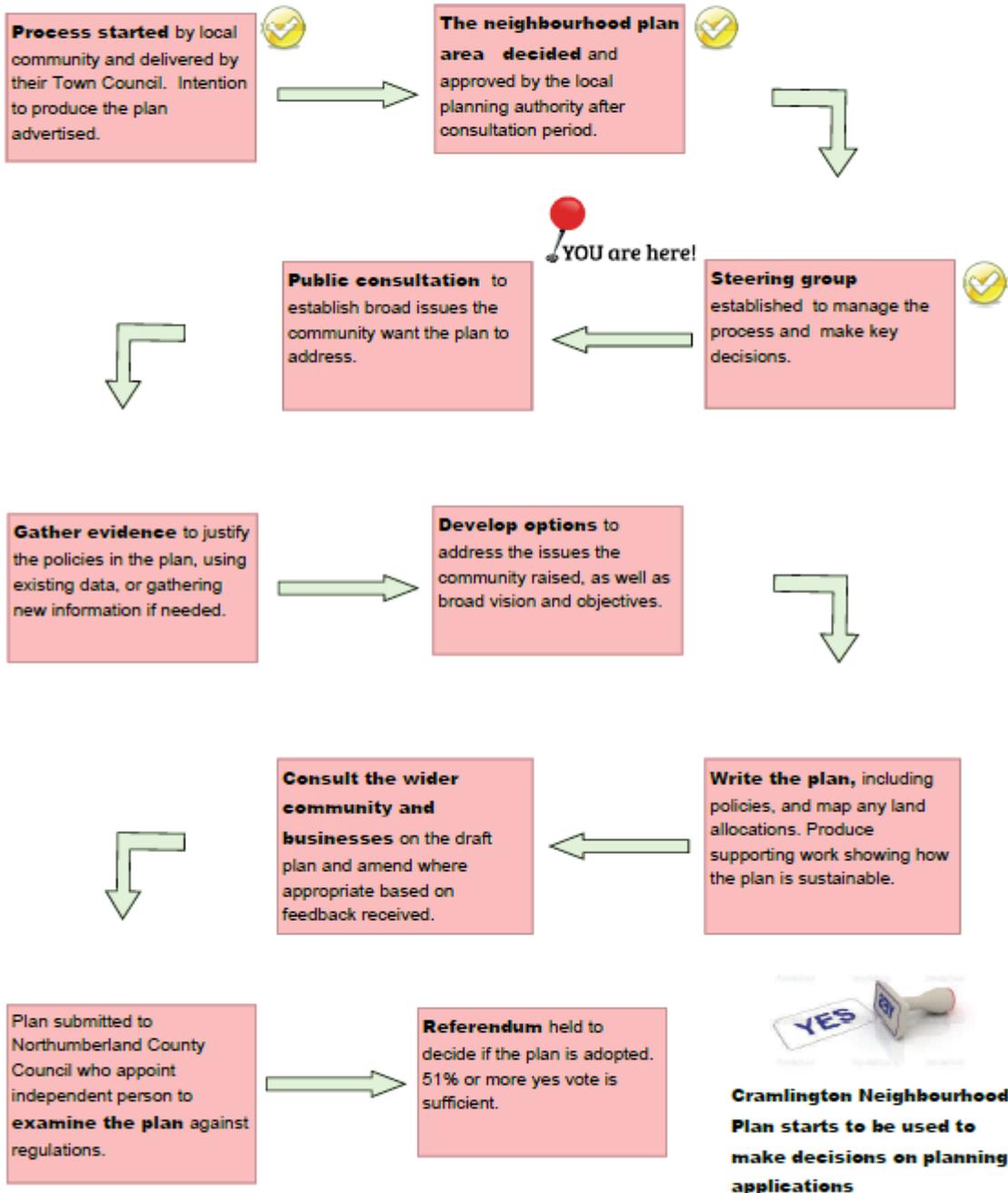
## What can't it do?

- Neighbourhood Development Plans are specifically about local planning policies – only policies in the Plan can be used to make planning decisions
- It can't prevent development already agreed through higher level plans (Core Strategy/Local Plan). Must be generally in conformity with these plans.
- Intended to promote sustainable development.
- Can't cover strategic planning matters – i.e. major infrastructure, minerals and waste matters.
- Only one plan in each neighbourhood area and it must last for a reasonable period of time.

# Cramlington Neighbourhood Plan

## How is it done?

Start



# Cramlington Neighbourhood Plan

## What's happened so far?

- **Workshop held with Town Councillors to bring out what they think the big issues are for Cramlington.**
- **Funding secured to enable preparation of the Neighbourhood Plan**
- **County Council planning team appointed to coordinate production of Plan on behalf of the Town Council.**
- **Steering group established to make key decisions and shape Plan progress.**
- **Engagement and project plans agreed with the steering group.**

Cllr Trevor Ambrose

Cllr John Cole

Cllr Elizabeth Mitcheson

Cllr Barry Flux

Bruno Coppola

Vivien Fish

Dave Murray

Pat Heard

Gerry Sothcott

Representative from Bellway  
Homes

Representative from Persimmon  
Homes



Cramlington Development Trust



## The Steering Group



# Cramlington Neighbourhood Plan

## What your local councillors think the big issues are



**Derelict buildings**



**Better employment opportunities**



**Affordable housing—the need for a strong local policy**



**Concern about lack of control of town centre development**



**Street scene and design: the need for better guidance**



**Need for more community facilities as new development happens**



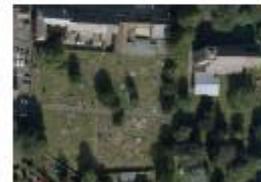
**Better planned green spaces**



**Community/public transport**



**School capacity and parking/drop off space**



**Cemetery space**

# Cramlington Neighbourhood Plan

**Tell us what you think — it's your plan!**

**What are the big issues for people living or working in Cramlington?**

## Environment



**This might include:**

- Important landscapes
- Enhancing wildlife and biodiversity
- Built heritage
- Green open spaces

## Recreation and Community



**This might include:**

- Community centres
- Improved or new sports facilities
- Children's play facilities
- Schools

## Employment



**This might include:**

- Town centre improvements
- Land and premises for industry
- Tourism/visitor attractions
- Home working

## Housing



**This might include:**

- Location of new housing
- Type of housing (size, bedrooms etc)
- Tenure (owner/rented etc)
- Appearance and design

## Transport



**This might include:**

- Public transport
- Town centre parking
- Cycle/pedestrian routes
- Road improvements

Please complete one of the feedback forms and suggest issues in as many topic areas as you wish, or other issues not covered by these suggested topics.

Please place completed cards in the black box.

If you want to post or email comments please send to—

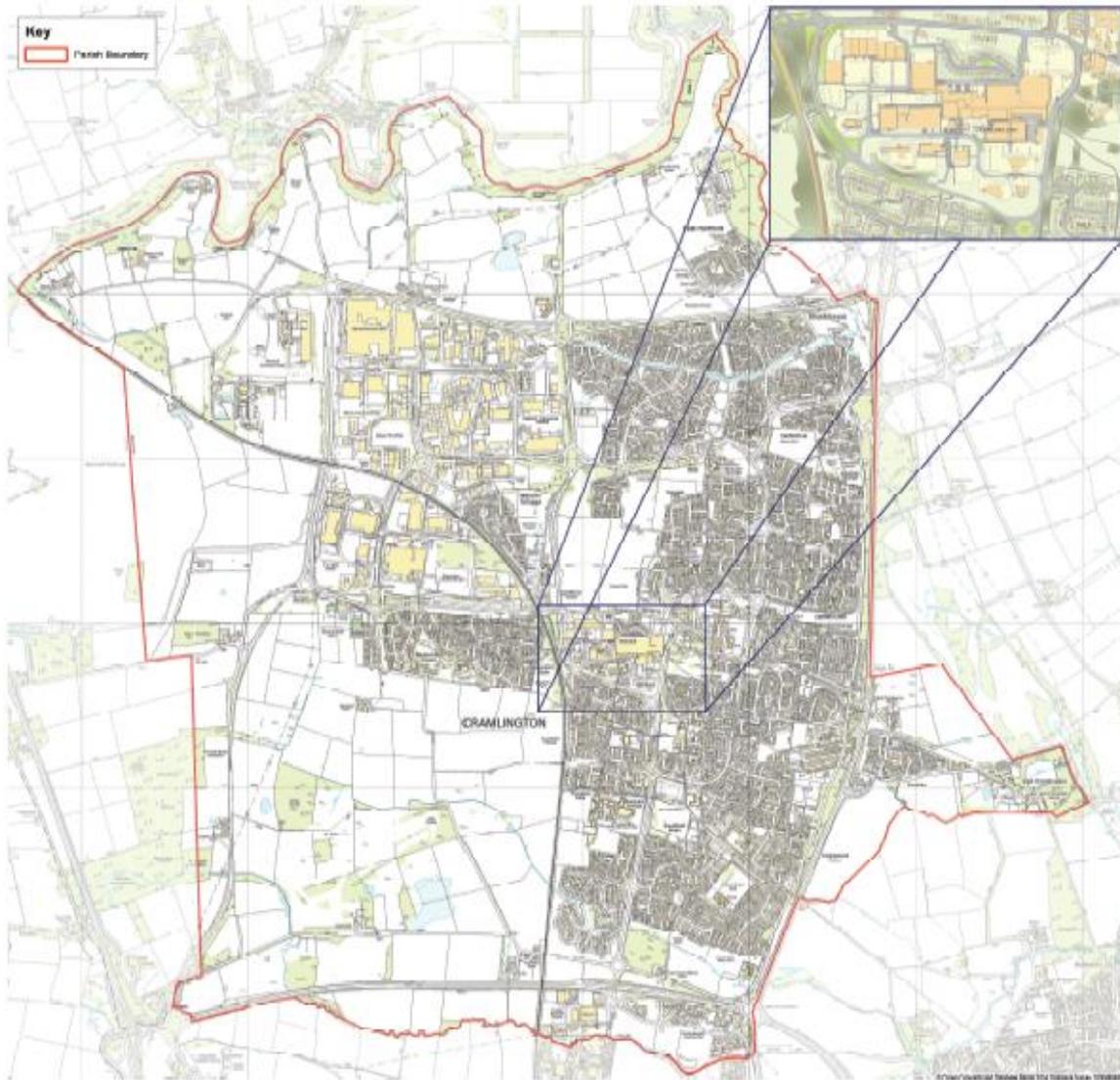
Cramlington Town Council  
Concordia Leisure Centre  
Forum Way  
Cramlington  
NE23 6YB

cramlingtontc@gmail.com

# Cramlington Neighbourhood Plan

## Show us the issues which are important to you

If you think something needs to change please place a **red** sticker on the map, if you think something needs to be protected use a **green** sticker.

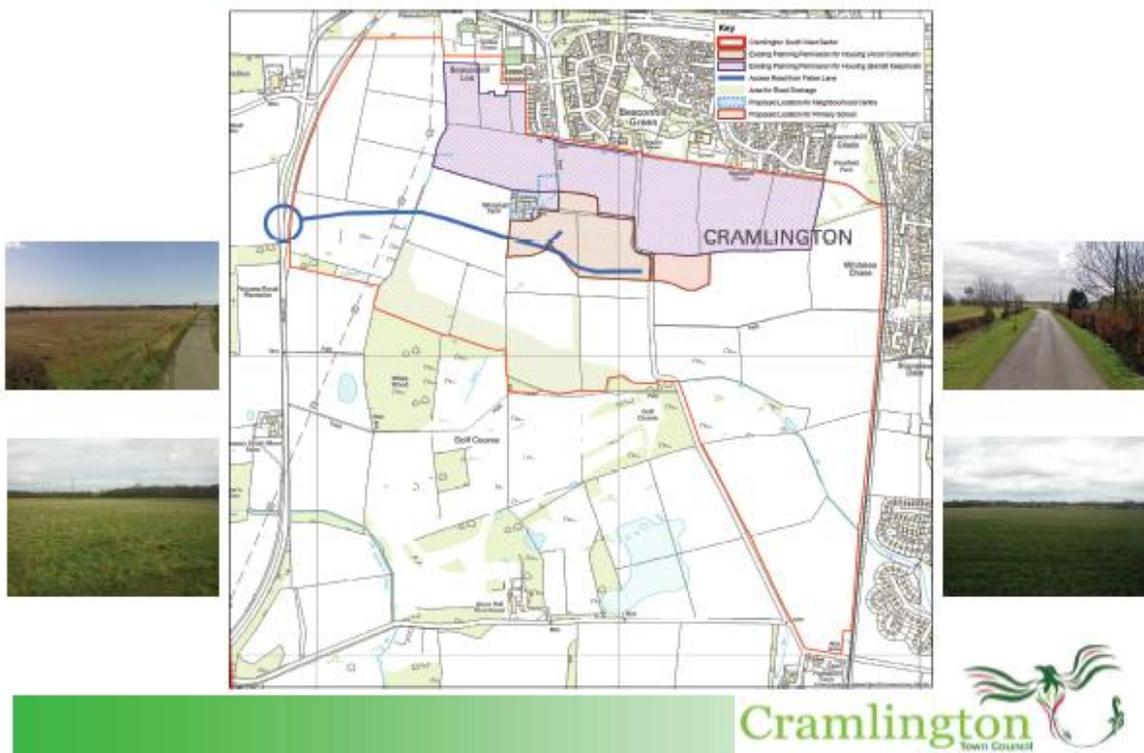


# Cramlington Neighbourhood Plan

## In particular we want to hear your views on — The South West Sector

- The original 1960's plan for Cramlington envisaged 4 development sectors. The South West Sector remains the only one which is undeveloped.
- Its development is important for the growth of the town and the future of its communities, and the building of housing in this area is generally supported by existing plans.
- Some of the site has planning permission for housing and an access road, and there are preferred locations for a new school and local centre, though much of the area does not have approved plans: but—
- Developers are preparing a plan for the area and an application to develop most of the site is likely to be submitted soon. Developers will carry out separate public consultations on their plans.

The neighbourhood plan is your opportunity to shape the development of the south west sector—tell us your views



# Cramlington Neighbourhood Plan

## Tell us how you think the South West Sector should be developed

Comments could relate to —

### Environment

This might include:

- Relationship with surrounding landscape
- Onsite and nearby wildlife habitat
- Flooding prevention
- Onsite landscaping

### Recreation and Community

This may relate to:

- Community space
- Type and amount of sports facilities
- Children's play facilities
- Location of new schools

### Employment

This may relate to:

- Location of the neighbourhood centre
- Types of facilities in the centre
- Local employment during construction
- Facilities for home working

### Housing

This might include:

- Number and density of development
- Type of housing (size, bedrooms)
- Affordable housing (type, location)
- Appearance and design of homes

### Transport

This may include:

- Public transport service and routes
- Cycle/pedestrian routes
- Links to town centre / other neighbourhoods
- Local road improvements

Please complete one of the South West Sector feedback forms and suggest issues in as many topic areas as you wish, or other issues not covered by these suggested topics.

If you want to post or email comments please send to—

Cramlington Town Council [cramlingtontc@gmail.com](mailto:cramlingtontc@gmail.com)  
Concordia Leisure Centre  
Forum Way  
Cramlington  
NE23 6YB

# Cramlington Neighbourhood Plan



## What happens Next?

- This is only the first opportunity for everyone to get involved in making a neighbourhood plan for Cramlington. Everything you tell us today, or by email or post afterwards, will be used to guide how the Plan is prepared and what it includes.
- To stay focussed, we'd like to put a time limit in place for collecting your comments. This period of early engagement on what you think should be included in a Plan for Cramlington will run until Saturday **26th April 2014**.
- As someone who lives, visits or works in Cramlington this is your first chance to tell us what you think the key issues are for the future of your community.
- We will be happy to meet with local residents, businesses, groups and organisations active in the area to talk about the Plan and how you can have your say or become more involved. Please contact the Town Council to arrange this.

## What will we do with your comments?

- All of the information you provide today and over the next few weeks is important. We will consider how your comments, concerns and suggestions can be used to inform what is included in a draft Plan.
- This will help us draw a picture and tell the story of what people in the area most want to see happen.

## At the end of this consultation we will?

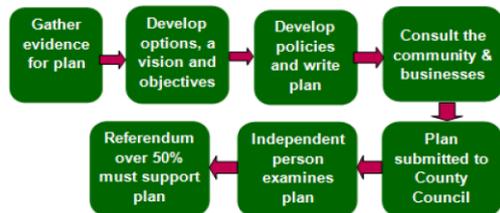
- Prepare and publish a report summarising comments made at consultation events and identify key themes.
- This report will be made available online at the Town Council website [www.cramlington-town-council.org](http://www.cramlington-town-council.org)

## How can you next get involved?

- This new way of planning gives you all the chance to get involved and make sure your voices are heard when plans are being prepared. We think the best way to make this happen is for you, your friends, your family, neighbours and workmates to tell us about the things that matter in Cramlington.
- We'd like you to tell us what affects you most where you live and what changes you would like to see by filling in one of the comment cards. We'd also like you to get involved in future consultation events later in the year, or if you want to contribute further by volunteering your time and skills to help write the plan.
- Please sign the contact sheet if you want email prompts about upcoming consultations. Follow its progress on the Town council website.

## Appendix 2: Information packs available at drop in events

### How the Plan will be Prepared



#### Other Drop-in events

- 7 April 2014 Mayfield Glade Community Centre
- 22 April 2014 Beaconhill Community Centre

Members of the Neighbourhood Plan team will be available to talk to from 3pm - 7pm

#### Your views

If you want to send us your ideas on what the planning issues are in Cramlington, which the Neighbourhood Plan could tackle, you can do so....

By email to [cramlingtontc@gmail.com](mailto:cramlingtontc@gmail.com)

By post to Cramlington Town Council, Concordia Leisure Centre, Forum Way, Cramlington, Northumberland NE23 6YB

FOR MORE INFORMATION see our website at [www.cramlington-town-council.org](http://www.cramlington-town-council.org)

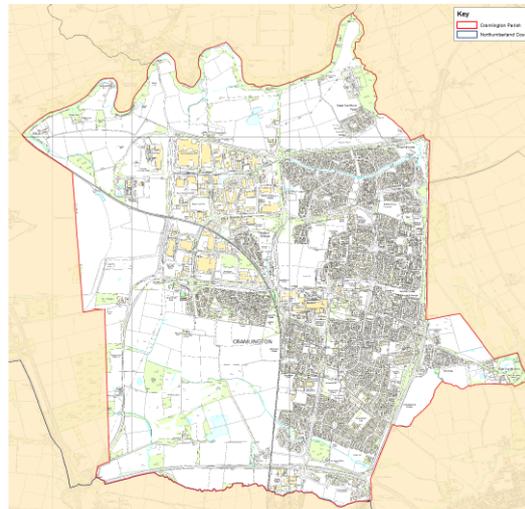
#### What will we do with your comments?

We will consider how your comments, concerns and suggestions can be used to inform what is included in a draft Plan.

This will help us draw a picture and tell the story of what people in the area most want to see happen.

### Cramlington Neighbourhood Plan

#### Help to Plan Cramlington's Future



The Town Council is producing a Neighbourhood Plan for Cramlington, enabling the Community to guide where and how future development happens in the town.



### Guide to Neighbourhood Planning

#### What are Neighbourhood Plans?

Neighbourhood Plans are planning documents produced by communities to cover their local areas.

Once agreed they are used to make decisions on planning applications.

In Neighbourhood Plans, local people can set policies for how and where future development takes place

They can also allocate pieces of land for particular developments which the community wants to promote.

#### What they can do.....

Neighbourhood Plans can cover any matter important to the local community such as:

- Employment opportunities
- Housing (where, what type, what it looks like)
- Town Centre (expansion, parking)
- Transport (cycle routes)
- Natural environment (open spaces)
- Design (local guidance)



They are 'development' plans and so are meant to help deliver development the community supports.

#### What they can't do.....

Neighbourhood Plans can't

- prevent development promoted in the Northumberland Plan
- conflict too much with the strategy of the Northumberland Plan
- deal with major infrastructure, minerals or waste issues
- overlap with other neighbourhood plans
- promote development which isn't sustainable



### Big issues - we need your views:

#### Cramlington's Neighbourhood Plan - the early stages

The Town Council are leading the process, with the support of planners at the County Council.

A steering group has been established made up of local residents and key business representatives.

A workshop has been held with Town Councillors to draw out the main issues for Cramlington. **Now we want to hear your views**

#### Your local councillors would like to see:

- Fewer derelict buildings
- Better employment opportunities
- A strong local policy for affordable housing
- A growth in community facilities as development happens
- More control over town centre development
- Better guidance for street scene and design
- Better planned green spaces
- Additional cemetery space
- More school spaces and parking
- Community public transport

#### What do you think the issues are for people living, visiting or working in Cramlington?



You can let us know by post or email - see the back of this leaflet for details.



**Where do we go from here?**

- We will listen and respond to comments made during this and future consultation events when preparing the Plan.
- A report setting out issues raised will be published and used to inform the Plan.
- We will consult again on a draft Plan during 2014.

**Further opportunities to be involved:**

- Further events will take place giving feedback on issues raised and presenting draft proposals for consideration by the community.
- Relevant documents produced to support the Plan will be published and made available for comment.
- For further information and regular updates on the progress of the plan please visit:

[www.cramlington-town-council.org](http://www.cramlington-town-council.org)



**Your Name:**

**Address and postcode:**

**Email:**

**Would you like to be kept informed?**

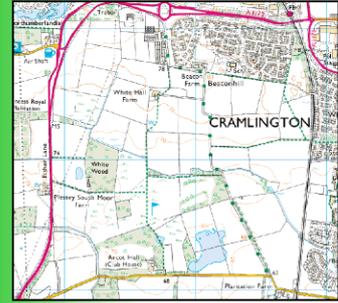
Yes  No

**Please complete and hand back today or you can return them to**

Cramlington Town Council  
Concordia Leisure Centre, Forum Way,  
Cramlington NE23 6YB.

**For more information contact**  
Bob Baker on 01670 707831  
or email  
[cramlingtontc@gmail.com](mailto:cramlingtontc@gmail.com)

**Thank you for taking the time to participate**



**Cramlington Neighbourhood Plan**

**South West Sector**

**Feedback Form**

Please complete and hand back today or return to the contact address on the back

Please return by 26th April 2014



Please tell us how you think the South West Sector housing site should be developed

**ENVIRONMENT**

**EMPLOYMENT**

**TRANSPORT**

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**RECREATION & COMMUNITY**

**HOUSING**

**OTHER ISSUES**

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## Appendix 4: Leaflet publicising drop in events

# Cramlington Neighbourhood Plan

## Your chance to help plan the future of Cramlington

Cramlington Town Council is starting work on a new Neighbourhood Development Plan for the Town and we would like your help...

Tell us what you think is important in planning the future of Cramlington. This could include:



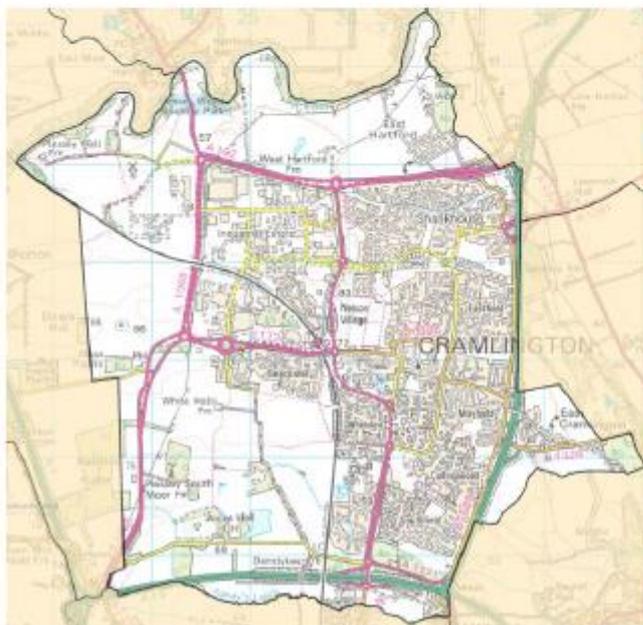
- New housing
- Employment opportunities
- Transport
- The Town centre
- Local green spaces



## Cramlington Neighbourhood Plan

### What is the Neighbourhood Plan?

The Neighbourhood Plan is a community led plan which will guide where and how future development happens.



Your Town Council want to know the issues you think the plan should tackle.

The Plan will cover the whole of Cramlington Parish.

When complete it will be used to decide planning applications in the town.

### How you can get involved...

Come along to one of our drop-in events to find out more:

- **Monday 7 April, 3pm-7pm Mayfield Glade Community Centre**
- **Tuesday 22 April, 3pm -7pm, Beaconhill Community Centre**

Or tell us what you think the big development issues are for Cramlington.

**Closing date for comments is 26 April 2014**

Address: Cramlington Town Council  
Concordia Leisure Centre  
Forum Way  
NE23 6YB

Email: [cramlingontc@gmail.com](mailto:cramlingontc@gmail.com)

Phone: 01670 707831



## **Appendix 5: Press article regarding drop in events**

Cramlington Town Council is starting work on a Neighbourhood Plan for the town and is inviting the local community and businesses to become involved. The Town Council is leading the way nationally as one of the Governments 'Front Runners' helping to establish the best ways to produce this new form of development plan introduced by the Localism Act in 2011.

Neighbourhood Planning is a new way of allowing communities to work together to plan for new development needed in their area. Local people are now able to create a planning document that will guide and shape development in their neighbourhood. In turn, this will influence what facilities are provided in the area, and where and how development happens.

A steering group, made up of local councillors, residents, community groups and business representatives, has been established for the Town Council led project. It is also being supported by the County Council who is providing technical and project management support. The group is chaired by town councillor Trevor Ambrose.

The Neighbourhood Plan team are launching their first stage of community consultation this week. Residents and local businesses are being encouraged to get involved with producing the Plan which will have a big influence on future development in Cramlington. Three drop-in events are being held in March and April where members of the Neighbourhood Plan team will be available to talk to and gather comments on the key issues the local community want the plan to cover.

Drop-in events will be held on Saturday 15 March 2014 between 10am and 4pm at Manor Walks Shopping Centre, Monday 7 April 2014 between 3pm and 7pm at Mayfield Glade Community Centre, and Tuesday 22 April 2014 between 3pm and 7pm at Beaconhill Centre.

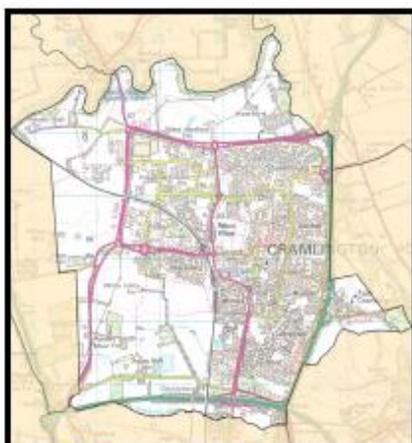
**If you want any further information about the Cramlington Neighbourhood Plan, please do not hesitate to contact the Town Council on 01670 707831 / [cramlingtontc@gmail.com](mailto:cramlingtontc@gmail.com) or the County Council support officer 01670 623625 / [james.cowen@northumberland.gov.uk](mailto:james.cowen@northumberland.gov.uk) or drop in to one of the scheduled events for an informal chat.**

**More general information about Neighbourhood Planning can be found on the County Council's website at [www.northumberland.gov.uk](http://www.northumberland.gov.uk)**

**Appendix 6: Posters advertising drop in events**

# Cramlington Neighbourhood Plan

**Your Town Your Future Your Say**



**Environment**  
**Employment** Recreation  
**Community**  
**Housing**

Come and tell us  
what **you** think



- **Mayfield Glade Community Centre**

3-7pm Monday 7 April

- **Beaconhill Community Centre**

3-7pm Tuesday 22 April

Refreshments available

**Amenities**  
**Schools**  
**Shops**  
**Facilities**  
**Clubs**



**Appendix 7: Feedback summary report**

# Cramlington Neighbourhood Plan



## **Cramlington Neighbourhood Plan Consultation Report Summary of Feedback from Initial Consultation**

**May 2014**



## 1 Introduction

### Report Structure

- 1.1 This report provides a comprehensive record of all written comments provided by the community at consultation events held during March and April 2014, and through written feedback submitted to the Town Council.
- 1.2 All comments and staff summary reports of conversations at engagement events have been reproduced. Comments in the report has been categorised by the six topic sectors suggested on the consultation response forms<sup>1</sup>. They have also been divided into matters related to land use planning, and non-planning matters which may be more applicable to other Town and County Council services. The report is a starting point to identify broad issues which the first draft of the Neighbourhood Plan could focus on.

### Consultation events

- 1.3 Community consultation for the Cramlington Neighbourhood Development Plan commenced with an awareness raising event on Saturday 15<sup>th</sup> March, held at Manor Walks Shopping Centre. The session lasted 10am – 4pm, and consisted of display boards to inform centre uses as to what the Neighbourhood Plan is and how it will be produced. 5 staff (County Council planning staff and a representative from the Town Council) were available for the public to discuss issues they would like the plan to cover. People were encouraged to record their comments on feedback forms: one relating to the whole of the Parish, and one specifically on the South West Sector site. Information packs and feedback forms were also available to take-away which could be returned to the Town Council. Closing date for comments was 26<sup>th</sup> April 2014. At the event people also had the opportunity to mark on a map of the Parish where they thought things should be changes and where something should be protected, helping to give a spatial view on issues identified.
- 1.4 Two scheduled drop-in events were held running from 3pm – 7pm, intentionally spanning into non-office hours. These were –
  - 7<sup>th</sup> April – Mayfield Glade Community Centre
  - 22<sup>nd</sup> April – Beaconhill Community Centre

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<sup>1</sup> Environment, employment, housing, recreation and community, transport, and other issues

- 1.5 The drop-in events were run the same as the launch event, consisting of summarising display material with opportunities to submit comments on the day and at a later date. County Council planning staff were again available to discuss and record issues, but conversations tended to be more focused and in-depth as members of the community attending the events generally had specific issues to discuss.
- 1.6 The drop-ins were comparatively successful with 37 people attending the event at Mayfield Glade, and 41 at Beaconhill. Although this low as a proportion of the population, the events attracted many more attendees than equivalent drop-in's for the Northumberland Core Strategy.
- 1.7 A total of 28 comment forms and emails were received. 40 comments were also received through the mapping exercise: 14 'protect' comments and 26 'change'. Staff summary reports from conversations at events also allowed for verbal comments to be recorded.
- 1.8 Given the importance of the South West Sector housing site for the future growth of Cramlington and the imminent submission of a planning application to develop most of the site, a workshop was held on the 15<sup>th</sup> March 2014 to help build a community view as to how the site should be developed. To keep numbers at a manageable level for a workshop format the event was by invitation only. In addition to all steering group members, a representative from each community association in the Parish and 20 members of the 'People Panel' across all wards were invited to participate. 14 people ultimately attended. The workshop consisted of a SWOT<sup>2</sup> analysis of Cramlington and specifically for the South West Sector site, and a masterplanning exercise where participants were asked to discuss good and bad examples of different aspects of a development, and illustrate this on a map of the site.

#### Event Advertising

- 1.9 Before the commencement of the engagement process a branding design was agreed for the promotional material so that the Neighbourhood Plan could be readily distinguished from other consultations and Town Council correspondence.
- 1.10 The launch event was not pre-advertised but was intended to coincide with wider marketing of later drop-in events. The high footfall at Manor Walks was ideal to maximise the proportion of residents who were exposed to the information boards and were able to talk to staff about the Plan. It was envisaged that this event would also help to spread awareness of the Plan

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<sup>2</sup> Strengths, Weaknesses, Opportunities and Threats

through word of mouth.

- 1.11 Advertising consisted of a leaflet drop to every business and residential address in the Parish, articles in the local press, posters in community centres, ward information boards and Manor Walks notice boards, and through the Town Council website.

## **2 Written Comments from Feedback Forms, Email and Conversation Capture**

- 2.1 Members of the public were asked to provide feedback on the issues that they believe affect Cramlington. Comments captured as part of staff summary reports on conversations have also been subdivided into topic themes. The responses are as follows:

### **ENVIRONMENT**

#### **Planning Issues**

- Green space is being lost.
- To keep the same percentage of green space on new build plans as held on Southfield Green and Barnes Park. To discourage litter dropping and encourage pride in the places and estates we live. Drop any ideas for labelling Cramlington as a mining community as the majority are 'incomers' with other talents and would prefer farming or village identity.
- The derelict part of the industrial area needs dealing with – it used to be attractive.
- North of Station Road – enhance the area for family enjoyment. Do we need much more housing, especially on Green Belt?
- Cramlington is rich in wildlife habitat but some of these are under threat from development. West Hartford has become an important place for farmland and wetland bird species. It is important that wild green spaces be retained in both the south west and north east sectors. Whitelea must be kept an open space in the SW sector plan. I will be undertaking a breeding bird survey there shortly and will provide details.
- Keep and maintain green spaces i.e. around social services building, community centre and school.
- Create green parkland behind the cycle path between the existing housing/estate and new build as is between Beacon Hill Green and Beacon Lane, also as at Parkside and Eastfield. Create tranquil garden for rest and recreation for all ages.
- Keep and maintain existing cycle paths, expand network if possible.

- The green spaces in the estates break up the houses and are welcome. They make living on these estates more bearable.

*Conversation Capture -*

- *Quality of parks and open space is poor, particularly 'Seven Oaks'. It is not considered safe for children to play due to used condoms and needles in the park.*
- *Need to protect the wildlife and recreation function of south west sector which is used by dog walkers and for people to access countryside close to Cramlington.*
- *Protection and improvement of green spaces, pedestrian footpaths and cycle paths.*
- *Need to protect Arcot SSSI from damage.*

**Non-planning Issues**

- Litter along cycle paths and routes to school particularly Megstone Avenue cycle tracks. Not enough litter bins around. Litter is bad in Cramlington High School itself. Schools should be encouraged to provide litter pick and respect and appreciate the environment.
- Green bins need to be emptied weekly. Grass cutting needs to be more often to prevent the amount of cuttings on roads/paths.
- Street cleaning standards notably down this autumn/winter. Debris left in road sides stopping drainage on estates.
- Green spaces need to be maintained and improved. Verges/paving etc. not being maintained.
- Sweeping and emptying the bins on the cycle track between the shops and the high school more often, especially during term times. Trimming the grass verges and clearing weeds from the pavements – notice the council estates have been along. Repairing pot holes on the cycle tracks. Repairing broken pavements.
- We have an opportunity to improve the environment at little expense just by improving grass areas, wooded areas and industrial areas, just by litter picking, fly-tipping removal, trimming trees/hedges and grass areas.
- Allow grassed areas to grow and be seeded with wild flowers – grass cutting to be restricted to 1-2 metre areas adjacent to pathways/highways to encourage wildlife.
- Can you not fine litter louts? We have laws that say you can, so why don't you?

- More bins for animal droppings.
- There is too much rubbish lying around due to bins near Brockwell chip shop being too small. We have so much fast food now and youngsters just drop litter, for whom to pick up! The new large bins on dog walks are excellent.

*Conversation Capture -*

- *Planting/spring flowers should extend past the Eastfield/Parkside Glade estates, not just near Barnes Park.*
- *Lots of discussion of poorly maintained grassed areas and exclusion of some areas from flower planting.*

**Key Development Issues**

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Green space standards in new developments – suggestion that it complement existing neighbourhoods</li> <li>• Expansion of the cycle network.</li> <li>• Improve the derelict areas of the Industrial Estate – making the green areas more attractive places for recreation</li> <li>• Create green parkland and spaces which can be used by all ages.</li> </ul>	<ul style="list-style-type: none"> <li>• Retention of green spaces – particularly around housing estates and public facilities. Perception that some are being built on</li> <li>• Protection of wildlife and habitat (particularly in South West Sector).</li> <li>• Retention/improvement of Land North of Station Road as an area for outdoor recreation</li> <li>• Maintain existing cycle and pedestrian paths.</li> </ul>

**EMPLOYMENT**

**Planning Issues**

- It is difficult to get decent full-time work here. Maybe smaller, modern units to attract smaller businesses e.g. computer technology. Also better marketing and again improvement to the industrial site.
- Thrilled at all new restaurants and pubs in shopping area – bringing employment to the area and income. Need to keep it going.
- No further small units should be built until the existing empty units in the Nelson/Bassington area are reoccupied.

- Beaconhill needs a small shopping area/s for the existing housing not within the proposed new build, which is within reasonable walking distance, not as far as Manor Walks.
- Shops - no further restaurants in Manor Walks.
- I would like to see a health shop in the mall.
- There is a shortage of jobs in Cramlington as there is in the whole of the north-east. Build more houses; bring in more people, where are they going to work? Start filling the empty industrial units with viable businesses. Stop building new units unless they are required.

*Conversation Capture -*

- *More employment opportunities needed for the town. Industrial estates need revamping to attract new businesses.*
- *Expansion of town centre, making better use of the area around the library and police station. Others felt it should expand to the north or that parking should be provided there which could also serve the station.*
- *Need to improve the industrial estates to get more businesses to set up there.*
- *The town has a poor mix of shops and needs more men's clothes shops.*

**Non-planning Issues**

- Local courses to help train and re-train.
- Encourage self-employment. Citizen courses for school leavers. Volunteers drop-in.
- Bring back apprentice schemes or, if you have them, encourage businesses to use such a scheme. More youngsters need to experience practical work and life skills first hand. So many of our youngsters seem lacking in work ethos!

**Key Development Issues**

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Support new employment opportunities to match new housing build.</li> <li>• New small shopping area in Beaconhill within walking distance for the new community</li> <li>• Small, modern units to attract smaller businesses and start-ups (self-employment)</li> <li>• Premises needed to support high</li> </ul>	<ul style="list-style-type: none"> <li>• Retain new restaurants and pubs in the shopping area.</li> </ul>

<p>tech/knowledge enterprises</p> <ul style="list-style-type: none"><li>• Improvement to the Industrial Estate – redevelopment/modernisation of vacant units before more employment premises are built</li><li>• Improve the mix of shops in the town centre – possible expansion or redevelopment or existing centre</li><li>• Make better use of the area around the library and police station – potential to provide for town centre expansion/improvements</li><li>• Expansion of town centre to the north, potentially to provide additional parking.</li><li>• Further expansion of the leisure element of the town centre.</li></ul>	
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## TRANSPORT

### Planning Issues

- Mini roundabout (off Moor Farm).
- Parking is a major issue – not only in the town centre, but also on streets and in estates.
- Parking on streets. Can some areas of 'green' be used to take cars off the street? Now verging on dangerous to drive through streets.
- Better access. More roundabouts around Marks & Spencers, Dunlyms, Maplins, Currys.
- Car parking – more space required.
- Getting out of the White Lodge estate is an absolute nightmare – it has become a very dangerous junction. We need either a roundabout or some traffic lights. The increase in traffic from the shopping centre is horrendous.
- Form a bus station area to keep Cramlington in already narrow road from being dangerous due to bunches of buses arriving at the same stop.
- Some areas need improvement. Older people and disabled may feel isolated from shops, health facilities etc. One exit onto Fisher Lane may prove dangerous for residents.
- Provision of bus station/terminus and possibility of new railway station with bus links to it. Updating and upgrading of cycleway around Cramlington.

- Parking – as the centre has grown the parking needs to grow too. There are still not enough places to park and the overspill cars are using surrounding streets. Can you consider a multi-storey car park where the old library was or by the railway station if land was available.
- The roads in Cramlington are very busy at peak times now. How will the transport links cope with many more vehicles on the road due to the proposed development? The improvements at Moor Farm roundabout have done very little to alleviate this. The A19 is very busy; A1 is also very busy as is the A189, the three main routes out of Cramlington.
- Since the alterations to Manor Walks, parking has become more difficult, it has always been a problem especially at weekends. More parking areas are needed and a longer time span. If taking family to cinema and for food 4 hours is not long enough, there is no time left to go shopping, sometimes not even time for food.
- Could there be a central point from which all buses can be accessed or all buses to Newcastle at one side and all buses to Blyth at the other.
- If more housing is to be provided - increase the amount of car parking at shopping centres.
- My concern is the road that it will be busy from the Moor Farm roundabout past the Bay Horse, once the new hospital is up and running the exit from the Bay Horse is quite dangerous.
- Parking outside sorting office is ridiculous. The staff park where customers would park when coming to collect a parcel. Why not make it twenty minute limited bay parking to help customer parking.
- Car parking in town centres is inadequate and the system by the cinema keeps pedestrians crossing in front of vehicles to get to their cars.
- Parking facilities in town centre for people working. Passes made available. Old library – more parking?
- The transport system around Cramlington is useless. The only alternative to walking or cycling is to get a taxi. The mini-buses were taken of years ago. Are they going to be re-instated? Build a transport hub!
- The car parks cannot cope with the traffic on a busy day. There is not enough parking spaces (most Saturdays prove this).
- Cramlington should have a proper bus station instead of numerous vehicles blocking the road outside Manor Walks and reducing the risk of foolish pedestrians walking out into traffic.
- Due to the increased facilities at Manor Walks there are insufficient parking spaces to meet demand.
- The parking at Brockwell Centre is a nightmare when it's time for parents to drop off/pick up children from school- at these times there are no available

spaces to access Morrison's, the GP surgery and other amenities at that sight- I have seen parents use disabled access bays to park as well.

- I live on Northburn Park and am fed up with the entrance to my street Whitehill Road being blocked morning, lunch and afternoon, when the school week is in session. I know barriers have been placed on the grass to stop cars parking, and white lines across drive entrances, but trying to get in and out of the estate is a nightmare, especially as cars park on both sides of the narrow road. Would it be possible to have double yellow lines along one side to stop this. Better still, the grass opposite the school, could this not be made into a small car park, similar to the the school on Silverdale Road, as they now have a small car park next to the school.
- Links to surrounding areas are good. Bus to hospitals – Wansbeck and new hospital?
- Better bus services to Newcastle. More buses. Metro links to Cramlington, Blyth and Ashington would be brilliant to help the economy and traffic.
- We would really like to see a better bus service to Newcastle from our side of Cramlington (the Bay Horse Road). We have 2 buses and hour whereas the other side of Cramlington (Southfield Green/Barns Park) have 4 express buses and 2 stopping buses per hour.
- The lack of buses on the Shank house –Eastfield- high Pit Southfield leaves many elderly marooned.

#### *Conversation Capture -*

- *The town would benefit from a proper bus station.*
- *The railway station should be better integrated into the town centre and a bus station created nearby to create a transport interchange.*
- *Car parking is considered to be a problem, particularly the current 4 hour limit system. Parking outside Cragside first school was raised as a big issue as it is very congested.*
- *Town Centre Parking is not suitable for the level of town centre expansion.*
- *Need for proper bus station in the town centre.*
- *Need for relief road to relieve town centre congestion and provide better east/west links.*
- *Improve the road network around the town centre – more roundabouts needed.*
- *Car parking inadequate in town centre now so can't cope with more development.*
- *Concern about parking problems at Shanklea School.*

- *Concerns about parking problems in Nelson Village.*
- *Need to look at providing dedicated parking for the Post Office parcel office at Nelson Village.*
- *Support completion of an east-west link road to relieve traffic on Station Road.*
- *Better/more frequent bus services servicing the eastern communities in the town, especially when the hospital opens.*

#### **Non-planning Issues**

- School parking in Westloch Road is appalling, needs to be resident only parking. Speed limit of 20mph on estate before there is an accident. Lines for filter lane need repainting. Also corner removed so access to High Pit Road doesn't result in queuing traffic.
- Northburn School is often a real hazard on the road – parents dropping kids off on the main road and blocking flow of traffic. Don't always stop at red light.
- Apart from the bus stops on Westmorland Way near the library getting into a dangerous condition, it cannot be used - as the side through which you look out for the bus is boarded up so you have to stand outside.
- Trains – there needs to be a more substantial services from Cramlington/Morpeth, this service has been reduced over the years.
- More frequent service (rail) to Newcastle.

#### *Conversation Capture -*

- *Restricted hours force parking on nearby residential streets.*

#### **Key Development Issues**

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Increase car parking provision – particularly in the town centre but also around housing estates and public facilities. Site for multi-storey car park serving town centre, with suggestion for former Library or land north of Station Road as suitable.</li> <li>• Creation of a bus station/terminus in the town centre potentially to linked to the train station.</li> <li>• Improvement to the road network (particularly</li> </ul>	

<p>around the town centre) with the provision of more roundabouts.</p> <ul style="list-style-type: none"><li>• Completion of an east – west link road to relieve town centre congestion</li><li>• Improvements to town centre road network needs to be made as new housing is built and as more shops and leisure activities are built in the town centre.</li><li>• Better integration of the railway station with the town centre.</li><li>• New development supporting the provision of new bus services (routes serving existing communities is a commercial decision)</li></ul>	
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## RECREATION & COMMUNITY

### Planning Issues

- I applied for an allotment in Jan 2011 when there was approximately 160 people on the list. Three years later I am only 95th on the list. At this rate I'll be waiting another 5 years before I get one! This is a long time and I feel it shows a clear need for more allotments in the Cramlington area.
- More for elderly and young. Bowling alley. Drop in at venue for coffee and community spirit. Crèche in shopping centre.
- Bowling Alley.
- Cramlington needs an arts centre for performing arts and gallery etc.
- Encourage use of community centres –upgrade these facilities as in North Tyneside. Better lighting through parks, especially Alexandra Park. Huddle places for kids wanting to meet other kids to talk outdoors.
- Provision for family amenities. Full facilities for young families such as a soft play crèche. Better social service facilities.
- Consider the over 50's as these are growing in number and use facilities. The closure of the indoor bowls was a disgrace. List all the amenities for all ages and see where your gaps are. Those of retirement age don't spend all day watching TV! We like to have places to meet others rather than have to seek temporary places e.g. knitting groups. Try age concern activities.
- If/when new estate goes up on land north of Station Road; Shanklea School will not be big enough to take extra pupils.

- Schools are full, no guarantee of getting your child in to the nearest primary school. Children being taught in portacabins.
- No health facilities in whole of northern Cramlington. Schools may prove an issue as we have lost some first schools to housing development – especially as developers promote ‘family housing’.
- When thinking of making Cramlington bigger, I think of providing more amenities that will keep families in Cramlington instead of travelling to outside areas to use their facilities.
- There are virtually NO amenities outside of the town centre.

*Conversation Capture -*

- *It was suggested that Cramlington would benefit from a bowling alley.*
- *Need more allotments, waiting list is too long.*
- *More bowling greens as facility on Concordia is to close.*
- *Increased housing development would put strain on school system. High school especially would be strained.*

**Non-planning Issues**

- Big changes apparently planned for Concordia – but maybe at expense of bowlers (pensioners) and other facilities. It is going ‘up market’ with facilities such as a Spa etc. and ten-pin bowling, which exclude many through cost and choice.
- The Leisure Centre is well used by retired people to meet and do exercises as indoor bowlers. A way of keeping fit (10 pin bowling is social not exercise). 10 pin bowling is used out of working hours. Aged people do pay council tax and income tax and should be considered as ‘coming into the picture’. Many will spend half of the year T.V. viewing from a chair at home – ready for the car home!
- Make more activities available at Concordia and other venues.

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Greater provision of facilities for elderly groups and families – better provision of child care facilities</li> <li>• More facilities for younger groups – further provision of planned amenities in parks and better lighting</li> <li>• Further provision of town centre leisure uses including a bowling alley</li> </ul>	

<ul style="list-style-type: none"><li>• Increase allotment provision to address shortage in supply</li><li>• Need for cultural facilities - centre for performing arts and gallery</li><li>• Health facilities in North of Cramlington</li><li>• Increase school provision as new housing is developed. Development of housing North of Station Road could put particular strain on existing</li><li>• New amenities outside of the town centre.</li></ul>	
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## HOUSING

### Planning Issues

- Affordable starter homes.
- Having moved from the vastly overcrowded south of England, not for us to build on all the green spaces! When we build to ensure infrastructure is in place to deal with it, including water, transport, sewage, power, schools, shops and housing at affordable rates.
- Make it policy for up to only two storey housing on housing estates. New housing estates to cut down on number of dwellings in a street to stop cramping people too close to neighbours.
- No tiny grass areas – difficult to maintain, no garage blocks or subways which both attract anti-social behaviour and are intimidating at night. Ageing population – lack of suitable housing. Cannot believe residents have had to fight (possibly losing) to keep land north of Station Road when such a large housing area is available south west of Cramlington. We do not want to be totally built up. There is lots of wildlife in this area and the community use it.
- Link the areas of housing with footpaths and around the town centre (especially moving around on foot). I walk around Cramlington and you can see where people have made their own paths on soil. Look outside to Co-op Funeral where the edge of the road has been worn away and areas from one area to another are not always safe. When building new houses – consider parking bays rather than grass verges.
- Cramlington needs more affordable housing, flats, terraces, bungalows to enable young people to get on the housing ladder, to enable those living in flats to move to something slightly larger and to enable parents whose children have left home to be able to downsize. At present there is very little if anything available.

- In my opinion the town is big enough! Where would these houses be built? It would also affect the rest of the points listed. Increasing the population will lead to an increase in social problems!

*Conversation Capture -*

- *Need more housing for younger people that they can afford (starter homes). Also housing that is cheaper to run.*
- *More bungalows needed. Disappointment that Parkside School housing scheme does not include such housing given how close it is to the town.*
- *Split views as to whether housing should be built at SWS. Many wanted it protected but other felt that it was the logical place to build houses.*
- *Support affordable housing, especially smaller starter homes.*
- *Open space in housing schemes should reflect character of the wider town*
- *Mixed opinions regarding the Centre Point site, some consider it should have village green status, others think that more housing is a priority as it is currently only used as a dog's toilet!*
- *Split view on whether Centre Point site should be developed for housing. Some felt it provided an important open area for the town, others felt it was good to have housing near the town centre*

**Non-planning Issues**

- I have been in employment for the last seven years and I have saved up approximately £9500 for a deposit on a house. In December 2012 I was made redundant through no fault of my own. I claim Housing Benefits and it is assumed I earn £14 p/w interest on my savings which is not true. I do earn some interest but not this much and my claim is less because of my savings which makes living hard. I feel penalised because I have been in employment and been responsible with my money. This seems unfair.

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Improvements in infrastructure need to be made to reflect the levels of new housing to be built.</li> <li>• Density and scale (i.e. number of storeys) of new house developments</li> <li>• More affordable housing – particularly starter homes for younger groups.</li> </ul>	<ul style="list-style-type: none"> <li>• Do not want new housing developments to be too dense and large in scale</li> <li>• Do not want to lose large amounts of green spaces to housing to ensure the area is not entirely built up</li> <li>• Protect open space and habitat on land north of Station Road</li> </ul>

<ul style="list-style-type: none"><li>• Provision of suitable housing for elderly groups (bungalows, sheltered accommodation) and the need for this housing to be affordable.</li><li>• Layout and design of footpaths in new developments (no use of under passes)</li><li>• Housing/development design - Provide parking spaces in housing developments, no separate garage blocks etc</li><li>• Scale/design of green spaces in new developments – Dividing views as to whether incidental areas/verges are beneficial.</li><li>• Plan needed for land north of Station Road – big mix of opinions how the area should be developed/protected (e.g. mix of housing, town centre and habitat)</li></ul>	
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## OTHER ISSUES

### Planning Issues

- Underpasses –dull, dark, prone to graffiti and flooding. Pedestrians then use roads to cross – not a safe option.
- Concern near where I live for drainage project near Mirlaw Road.
- The mound of earth/grassland outside Helen McCardle Care Home is an eyesore.

### *Conversation Capture -*

- *Some concern from residents of nearby homes that if housing is built on Centre Point that the styth gas balance would be disturbed.*
- *Better lit and connected cycle routes.*
- *Disagree with the application to designate village green.*
- *Lack of investment by Places for People in property and environment in and around Beaconhill Estate.*

- *Support for the process of involving the community in plan making and surprise that people given chance to influence what goes into the plan.*

#### **Non-planning Issues**

- School initiative – litter picking, respect for residents.
- Motorcyclists (youths, untaxed, uninsured, no helmets) passing through Westwood Grange to Nelson Park. Somebody is going to get hurt.
- Why do we have to listen to the high school announcements in our living room every morning and music blaring out four to five times a day? Why can't they have an internal address system like all other schools? We have complained many times, they turn it down for a few days then it goes up again.
- Police station closed – why? This town is growing bigger and knowing there was a police station present and available to contact face to face made people feel safer and could seek information first hand rather than rely on telephones or people not familiar with Cramlington.
- The state of the road from Shankhouse to Annitsford is deplorable and the constant work of utility companies has left the road surface especially at High Pit resembling something from a 3rd. world country.

#### *Conversation Capture –*

- *Problems with vandalism and gangs of kids congregating at Parkside School.*

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Potential contamination of proposed development sites which may be a risk to health.</li> <li>• Use of underpasses and poorly lit pedestrian routes creates feeling of being unsafe.</li> </ul>	

### **3 Issues Mapping**

Members of the public were encouraged to place stickers on a map of Cramlington in relation to specific locations of the issues they felt were important to either change or protect. People were provided with red and green stickers, with red relating to issues they wanted to change and green those they wanted to protect. The responses provided for this exercise are provided in the tables below, along with two maps (Figures 1 and 2) that demonstrate the locations to which they relate.

## TO BE DEVELOPED

Number	Location	Comment
1	Learning Village	Need more parking
2	Parkside area (Centre point)	Build on it, don't protect as a village green
3	Alexander Park	Litter issues, especially after weekend football matches.
4	Town Centre	Indoor bowling is being removed, new facilities would be nice.
5	South West Sector	New health centre should be provided as part of new development
6	Area adjacent to care home on Northumbrian Road	Grass needs cutting, tipping and dog fouling need cleaning up regularly
7	Coner of Brownrigg Drive and Clifton Road	Parked cars block visibility and footpaths
8	Town Centre / Station Road	Time limit on town centre parking forces cars, especially those of staff, to park on Station Road, causing an obstruction and forcing residents to have to pay for a parking permit.
9	Land north of Station Road and land corridor to the east to the A189.	Relief road to relieve congestion around the Town Centre.
10	Entrance to Whitelea Dale from Westmoreland Way	Roundabout or traffic lights needed to access housing estate.
11	Beaconhill Estate	Litter issues and abandoned shopping trolleys
12	East side of Cramlington (Front Street / High Pit Road)	Bad public transport - too few buses and bad time tables. Routes to Newcastle poor and complaints are unacknowledged.
13	Junction of A19 / Dudley Lane	Road markings for merging road are unclear.
14	Land north of Station Road	Water runs off the field and floods across Nelson Park. At worst times it breaches the ditch and floods forward of Yarmouth and York. If/When field is developed concern that the drainage could either get worse or improve.

15	Nelson Village	Parking next to post office sorting building is a danger to pedestrians and car users.
16	No comment provided	
17	Northumbrian Road	Plant flowers and maintain grass better on road to Eastfield Chase.
18	Seven Oaks	Clean up dog mess
19	Westmoreland Road	Relocate train station to Westmoreland road with approximate bridge.
20	Moor Farm roundabout junction	Road markings too faint - priority in left hand lane heading south onto bottom roundabout often not acknowledged by traffic heading east along Moor Farm Road.
21	Town Centre	On weekends traffic is a nightmare. Traffic congestion needs to be managed better or more parking available - two storey car park perhaps.
22	Town Centre	The area occupied by the old library building needs careful consideration. There will always be demand for extra parking, so perhaps this once could be used to extend community leisure facilities to complement Concordia which is under tremendous pressure.
23	Old fire station, South East of Shankhouse	The old fire station - are there any plans for use? Derelict buildings quickly become eyesores. Education/youth facility?
24	Town Centre	Increased traffic in these areas on evenings and weekends is causing issues. Are there any plans for better traffic management measures?
25	Town Centre	
26	Town Centre	

**TO BE PROTECTED**

Number	Location	Comment
1	Bassington Industrial Estate	Protect wildlife habitat and recreation space from further development. Do not build any more housing on industrial land.
2	South West Sector	Protect wildlife on the site.

3	South West Sector	Protect wildlife and recreation routes on site when developed
4	South West Sector	Protect wildlife and open space.
5	Land north of Station Road	Protect open space and wildlife. There is enough houses in Cramlington.
7	Land north of Station Road	These fields should be protected. There is an abundance of wildlife and many local people use this land. No more houses are needed.
8	No comment provided	
9	No comment provided	
10	Land north of Station Road	I have recently moved to Cramlington and I love the open space. I think this area should be preserved for leisure.
11	Smithy Square	The village is the heart of Cramlington - it should be conserved, protected and respected. I believe it is in danger of becoming squeezed and over commercialised/populated. Is there a group that works to conserve and develop the history and heritage of Cramlington? The area out with the churchyard, at the back on Pancucci's is disgraceful - litter etc. The issue of parking in Smithy Square should be re-examined because there is a time limit on supermarket parking, and staff take up the spaces in the square and the roads around the village. Better signage needed to direct car parking to free car park behind the Plough.
12	Comments do not relate to map	For Cramlington to have a two storey for new build housing on estates. For developers to put more money into creating environmental facilities such as children's play grounds; park like atmospheres in new build estates.
13	Comments do not relate to map	More facilities for older generation - activities, and community public transport as some live a long walking distance from regular bus stops.

14	Comments do not relate to map	People to look after their own estate and a drop-in shop to relate to; for people willing to volunteer on an ad hoc basis - such as litter picking and reporting abusers.
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Figure 1: Location of Identified Issues (1)

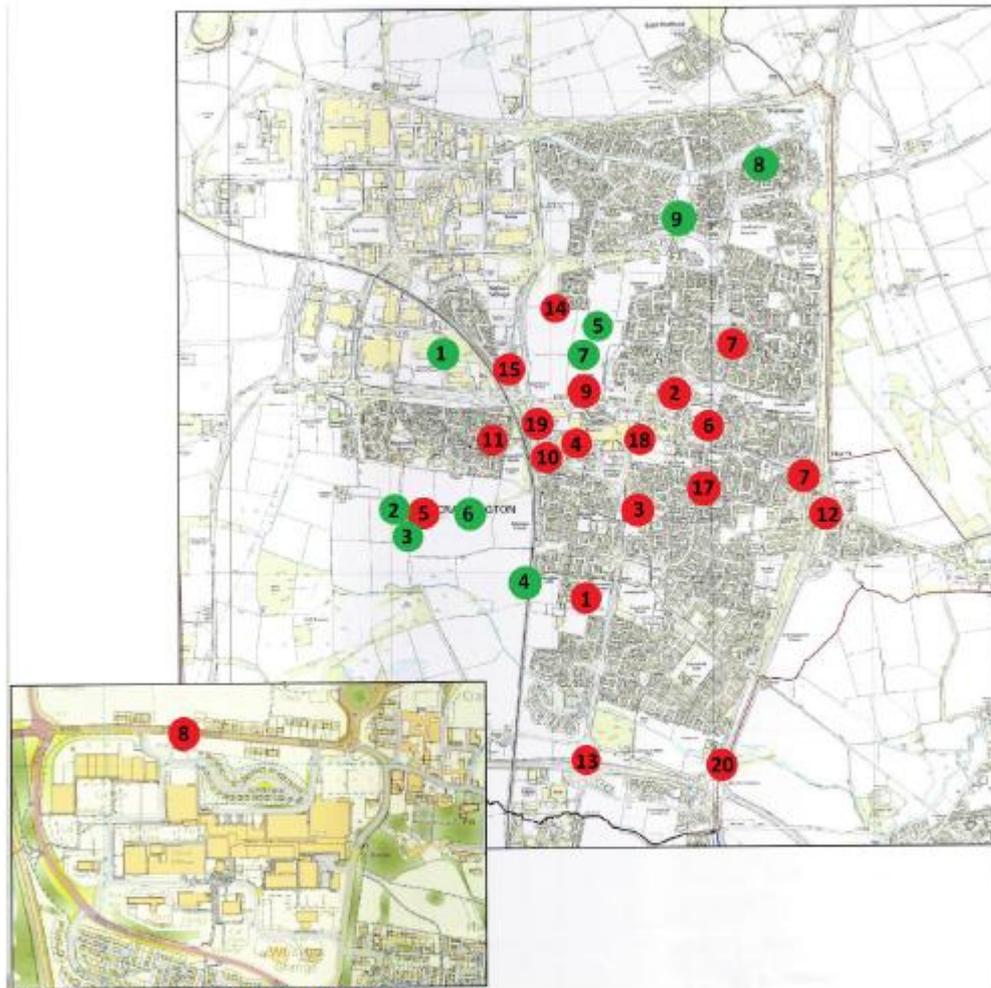
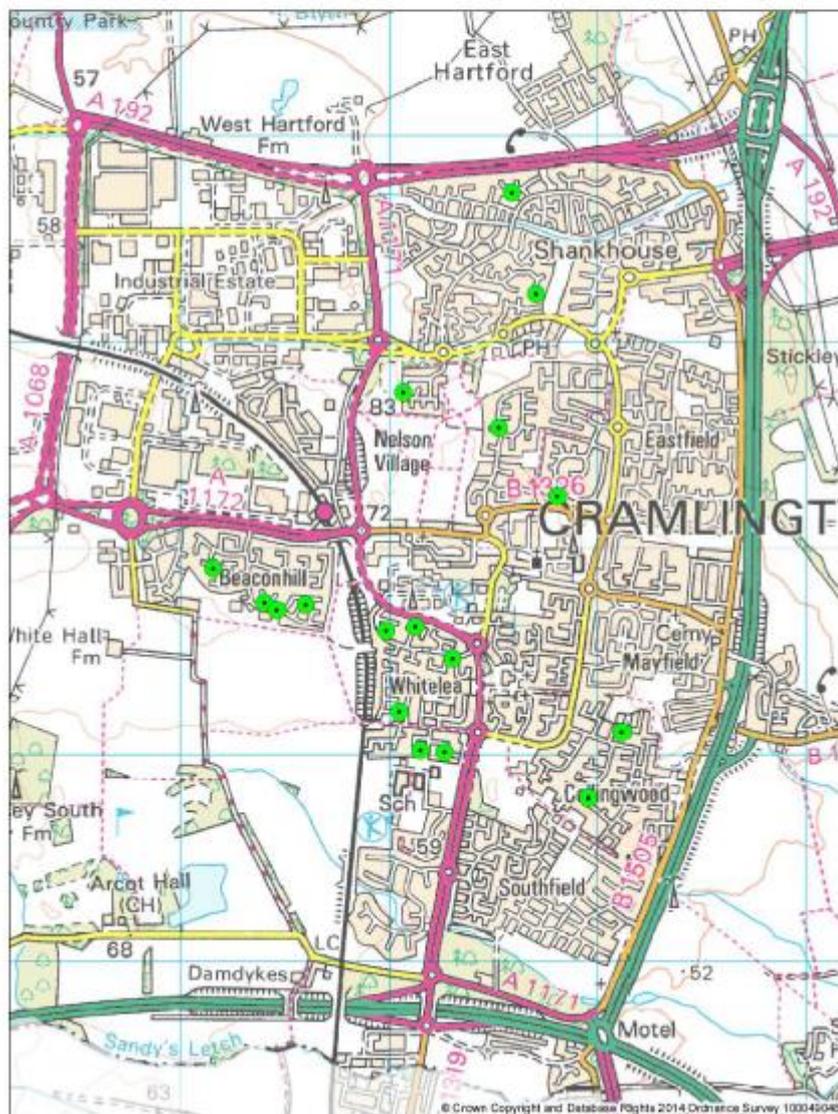


Figure 2: Location of Identified Issues (2)

- Need for additional town centre parking and a relief road to ease town centre congestion.
- Expansion of the leisure offer in the town centre

Figure 3 below shows the location of respondents based on the postcodes that were provided on feedback forms and emails. The map shows that people who provided feedback during the initial consultation live within the town, and are distributed across the three existing residential sectors. Analysis has shown that a high number of those that provided feedback live in Beaconhill and Whitelea; two areas that are within close proximity to the town centre and South West Sector.

Figure 3: Location of Respondents



## 4 South West Sector

### Written Comments from Feedback Form, Email and Conversation Capture

4.1 Members of the public were asked how they think the South West Sector housing site should be developed. The responses are as follows:

- Developers to pay for a new road along Lancastrian Road to prevent traffic access onto Langdale Drive. Facilities are across the main rail line and people will not be happy to travel the distance if access is onto Fisher Lane alone.
- My wife and I would like to register our serious concerns over the proposal to adapt a current farm lane (Beacon Lane) which only provides a little amount of daytime access traffic to a care-home, into a main access road to accommodate public transportation and vehicle access to a development of several hundred and ultimately well over one thousand new homes.

The current lane runs immediately alongside the fence line of several properties in Kielder Avenue and if, as we understand, is merely to be widened to accommodate a tremendous increase in vehicular traffic including bus route and initially site development traffic, then the impact on many residents, ourselves included, will constitute major disruption to life style including loss of privacy, noise pollution, air pollution and disruption to lives of long term residents due to volume of traffic at all times of day and night.

Many of our concerns could be reduced by moving the road further from the house boundaries to allow for noise and pollution reduction mounds with tree and shrub planting. As there is an adequate space between Kielder Avenue and Beaconhill estate to allow for a relocation of the access road to a more central position, and this would allow for the provision of natural screening in the form of hedging to show consideration to current residents on both sides of the divide.

#### *Conversation Capture*

- *Many concerned about the impact of housing development of this scale on the surrounding road network, and that it will need good links with the town centre and other neighbourhoods.*
- *South west sector needs bus route running through the site across railway.*
- *Needs to be a road bridge over the railway to link the development to school and the south of Cramlington. Would make it quicker for cars to get onto the A19.*
- *No need for bus service to run through the existing Beaconhill estate.*
- *Roundabout on Fisher Lane would not be enough for SWS, needs sliproad and the route dualled.*

- *Divided opinion whether affordable housing should be pepper potted or concentrated in certain parts of a development.*
- *Site should be built so the houses are not on top of each other, needs to be open like the rest of Cramlington.*
- *Concerns about bus links through to Langdale Drive from south west sector site – do not want this.*
- *Need for bus route through south west sector including link over railway.*
- *The south west sector scheme should include moving Beacon Lane further east so that there is greater separation from existing houses at Kielder Avenue - resident says this is what developers promised to do originally.*

To be developed	To be protected
<ul style="list-style-type: none"> <li>• Good links from the development to the town centre and existing neighbourhoods.</li> <li>• New road link over railway to Lancastrian Road to give better access to town facilities and the A19</li> <li>• Slip-road onto Fisher Lane and route dualled.</li> <li>• Move Beacon Lane further east to allow separation from existing housing and provision of natural screening.</li> <li>• Bus route through the development and across the railway.</li> </ul>	<ul style="list-style-type: none"> <li>• Opposition to bus links through Beaconhill and Langdale Drive.</li> <li>• Protection for existing wildlife habitat and tree lined routes.</li> </ul>

**Feedback from Workshop at Beaconhill Community Centre – 15<sup>th</sup> April 2014**

**SWOT ANALYSIS**

4.2 Attendees were asked to provide feedback on Cramlington and the South West Sector in the form of a SWOT analysis (Strengths, Weaknesses, Opportunities and Threats). The responses are as follows:

**Cramlington**

**Strengths**

- Proximity to airport
- Road links

- East Coast Mainline
- Good schools
- Improving leisure facilities, e.g. Odeon Cinema
- Good green spaces (but need improvements)
- Cycle tracks and network
- Low crime
- Northumberlandia
- Good housing mix
- New hospital/A&E
- Good number of businesses – including local businesses and employees
- Modern stock of housing
- Bus services to Newcastle – but only in certain areas
- Good vehicular routes for cars

#### Weaknesses

- Needs better train service
- Lack of town identity
- Lack of new housing
- Parking provision in the town centre
- Lacks community spirit
- Outdated appearance – looks 1960/70s
- Underpasses – people feel uncomfortable walking through them at night
- Commuter settlement
- Lack of graduate jobs
- No bus station in the town
- Physical appearance of the industrial estate
- Lack of housing for older people
- Not the right type of housing
- Communities of Cramlington are separate neighbourhoods
- Cycle routes
- Congestion in the town centre

#### Opportunities

- Improve the train station
- Metro extension
- Develop greater sense of community
- New hospital development
- Close to Tyneside
- Provision of graduate jobs
- Attract new businesses
- Improve green spaces and landscaping
- Provide a good hotel
- Create a new bus station
- New planning consents to improve area
- Retirement Village (potential option)
- Cycle routes – but need to be connected together to connect settlement with employment and town centre
- Industrial/employment base

### Threats

- Continued house building – may cause the town to grow too big
- Lack of parking – hinders retail
- Traffic congestion from development
- Loss of identity from overpopulation
- Ageing population
- Proximity to North Tyneside and its development
- Shortage of housing land to enable infrastructure to improve/remain

### South West Sector

#### Strengths

- Greater revenue for the Town Council
- New access can act as a traffic calming measure
- Natural defensible boundary
- Watercourse
- Green corridors/wildlife corridor

#### Weaknesses

- Proximity to SSSI
- Lack of road access to the east of the railway line – creates a barrier
- Pylons
- Need to create new access
- Congestion on Fisher Lane
- Distance to existing shops and amenities

#### Opportunities

- New bus routes
- New local centre – can include local/convenience store and community centre
- Develop a village green
- Develop housing with a modern design – although a mix is needed
- Increased employment opportunities – particularly for local people and businesses
- Housing suitable for downsizing – would enable people to remain in the town
- Creates extra awareness of SSSI
- Potential for extra parking provision
- Wildlife corridors
- New outdoor leisure facilities such as pedestrian walkways, planting, landscaping and seating
- Allotments
- Council to be strict on developers
- To provide for enough parking through new development
- Improvements to the Seaton Burn junctions
- Other accesses to the site
- New local services and infrastructure, e.g. school, shops, GP surgery
- Shuttle buses

### Threats

- Additional pressure/congestion on road network and parking
- Additional pressure on the learning village
- Adverse impact on the SSSI
- Adverse impact on existing wildlife and habitats – will need to be protected
- Plans not fully built out – junctions not built to original specification
- Relationship with Arriva (bus company)

### MASTER PLANNING/MAPPING EXERCISE

4.3 Attendees were asked to provide suggestions on how the South West Sector development could be designed. Feedback was given on how design considerations related to housing, transport and local services could be best incorporated into the development.

#### Housing

- 4.4 Attendees were not certain on what the specific design of housing in the South West Sector should be at this stage. However, three common themes regarding housing development were identified during the master planning exercise.
1. There should be a mixture of housing types – this was considered to be important to ensure housing provision for different types of household.
  2. There should be a mixture of design and size of houses – attendees did not want all houses in the South West Sector to be of the same design and believed that a number of different housing designs would make the area more attractive.
  3. There should be a proportion of housing suitable for first-time buyers – this was seen as important in order to keep and attract younger people and families in Cramlington.
  4. There is a need for bungalows to allow for people wanting to downsize elsewhere in Cramlington to move to the South West Sector development

#### Local Services

4.5 Feedback from the exercise suggested that a new community 'hub' would be essential within the South West Sector development. It was believed that this 'hub' should be in a central location of the development and should include facilities such as a school, pub, shop, hot food takeaway and community centre. Facilities for children, such as outdoor playgrounds, were also favoured by attendees.

#### Transport

4.6 Different suggestions were made regarding the provision of appropriate



4.10 The following suggestions are shown in Figure 4:

- **Red** lines indicate where potential new roads were suggested, such as a slip road onto Fisher Lane (with the implementation of 40mph speed limit), a route through Beaconhill connecting onto the A1172 (with 20mph speed limit), and a route over the railway to the east of the site, linking the site to existing neighbourhoods and facilities.
- **Brown** lines demonstrate the suggested new bus route from Northumberlandia travelling via Fisher Lane, into the site and through Beaconhill to the town centre.
- **Orange** lines provide an indication of recommended new cycle routes within the site, connecting to the suggested new road bridge over the railway.
- Also shown in Figure 4 are suggested new green spaces, as demonstrated by **green** boundaries. These green spaces are located south of Beacon Lane, west of the railway to the north east of the site, and north of the golf course. It was suggested that these development should be excluded from these spaces for reasons such as acting as a barrier or high ecological value.

## 5 Next Steps

5.1 The suggested board planning issues which have emerged from the initial consultation will be refined by the steering group into a core set of considerations which the Neighbourhood Plan will address. This will help identify where further evidence work may be required, and allow for options to be proposed as to how the plan could address each issue. This will be set out in separate report which will also highlight which is the preferred option for the Plan, and will be subject to further public consultation.

## **Appendix 8: South West Sector Workshops**

### **Cramlington Neighbourhood Plan**

#### **South West Sector Workshop:**

##### **Outcomes**

##### **The Playing Card Exercise**

The object of the exercise was to identify examples of good and bad place making, drawn from photographs of new towns across Europe and North America. The photographs were grouped into four elements:

- Buildings;
- Spaces;
- Materials; and
- Walls, fences and landscape.

##### **Buildings**

Two and two and a half storey buildings are preferred with only limited support for 3 storeys and antipathy for anything taller.

General preference is for simple, traditional built form; rectangular and foursquare plan with pitched roofs

Clear preference for building at low density to prevent narrow spaces, overshadowing and small gardens.

Good mixture of building styles sought, with generous gardens and space between buildings – particularly in proportion to height.

Pitched roofs at 45 degrees, but no steeper; roof and building lines that are well ordered but also provide interest. Small, well-placed dormer windows and balconies supported.

Local vernacular or familiar building styles are liked; some support for buildings that resemble Victorian and/or older rural buildings, provided they have a clear function and are well related to the overall development, for example providing a focal point, such as Cramlington Village.

Buildings should be legible, for example as a single property, two houses, or flats and their function should be clear.

General support for buildings incorporating sustainable construction methods and renewable energy generation provided that any visual impact is not too intrusive.

More contemporary forms of building are not generally favoured.

The following examples show good building.



## Spaces

Broad spaces between buildings are preferred.

Hard surfaces are acceptable provided that they are broken up with soft landscape and, or, trees: trees should have plenty of room to grow and mature in wider spaces.

Trees with high canopies are most appropriate in built up areas; they should be sensibly grouped with clear and identifiable through routes.

Support is expressed for good public spaces and broad verges alongside buildings, roads and paths.

Spaces which are secluded should take into account relative openness and a degree of overlooking.

Informality should be encouraged but without creating confusing spaces.

Water can be attractive to overlook and for the setting of buildings.

Large scale landscape features are better located at the edge of places rather than within them.

Overall, the quality and cost of maintenance are important.

The following are good examples of spaces.





## Materials

A restricted palette emerged, comprising brick and render and red and grey tiles and slate.





### **Walls, fences and landscape**

Large scale landscape features which close off views, towards the edge of settlements, are valuable.

Trees close to houses can create problems of noise and dirt.

Well maintained low hedges and shrubs produce attractive avenues and can enclose private space to the front of houses.

Low hedges can also soften the impact of rows of parked cars.

Simple walls can be attractive as well as functional.



**Cramlington Neighbourhood Plan**  
**South West Sector Development Workshop Feedback**

**Cramlington SWOT Analysis**

**STRENGTHS**

- Proximity to airport
- Road links
- East Coast Mainline
- Good schools
- Improving leisure facilities, e.g. Odeon Cinema
- Good green spaces (but need improvements)
- Cycle tracks and network
- Low crime
- Northumberlandia
- Good housing mix
- New hospital/A&E
- Good number of businesses – including local businesses and employees
- Modern stock of housing
- Bus services to Newcastle – but only in certain areas
- Good vehicular routes for cars

**WEAKNESSES**

- Needs better train service
- Lack of town identity
- Lack of new housing
- Parking provision in the town centre
- Lacks community spirit
- Outdated appearance – looks 1960/70s
- Underpasses – people feel uncomfortable walking through them at night
- Commuter settlement
- Lack of graduate jobs
- No bus station in the town
- Physical appearance of the industrial estate
- Lack of housing for older people
- Not the right type of housing
- Communities of Cramlington are separate neighbourhoods
- Cycle routes
- Congestion in the town centre

**OPPORTUNITIES**

- Improve the train station
- Metro extension
- Develop greater sense of community
- New hospital development

- Close to Tyneside
- Provision of graduate jobs
- Attract new businesses
- Improve green spaces and landscaping
- Provide a good hotel
- Create a new bus station
- New planning consents to improve area
- Retirement Village (potential option)
- Cycle routes – but need to be connected together to connect settlement with employment and town centre
- Industrial/employment base

### THREATS

- Continued house building – may cause the town to grow too big
- Lack of parking – hinders retail
- Traffic congestion from development
- Loss of identity from overpopulation
- Ageing population
- Proximity to North Tyneside and its development
- Shortage of housing land to enable infrastructure to improve/remain

### **South West Sector Development SWOT Analysis**

#### STRENGTHS

- Greater revenue for the Town Council
- New access can act as a traffic calming measure
- Natural defensible boundary
- Watercourse
- Green corridors/wildlife corridor

#### WEAKENNESSES

- Proximity to SSSI
- Lack of road access to the east of the railway line – creates a barrier
- Pylons
- Need to create new access
- Congestion on Fisher Lane
- Distance to existing shops and amenities

#### OPPORTUNITIES

- New bus routes
- New local centre – can include local/convenience store and community centre
- Develop a village green
- Develop housing with a modern design – although a mix is needed
- Increased employment opportunities – particularly for local people and businesses
- Housing suitable for downsizing – would enable people to remain in the town
- Creates extra awareness of SSSI

- Potential for extra parking provision
- Wildlife corridors
- New outdoor leisure facilities such as pedestrian walkways, planting, landscaping and seating
- Allotments
- Council to be strict on developers
- To provide for enough parking through new development
- Improvements to the Seaton Burn junctions
- Other accesses to the site
- New local services and infrastructure, e.g. school, shops, GP surgery
- Shuttle buses

### THREATS

- Additional pressure/congestion on road network and parking
- Additional pressure on the learning village
- Adverse impact on the SSSI
- Adverse impact on existing wildlife and habitats – will need to be protected
- Plans not fully built out – junctions not built to original specification
- Relationship with Arriva (bus company)

### **South West Sector Development Mapping Exercise (Suggestions)**

#### HOUSING

- Mixture of housing types
- Mix of design and size
- Housing for first-time buyers

#### LOCAL SERVICES

- New community hub – with school, pub, shop, hot food takeaway, community centre etc
- Facilities for children, e.g. playground

#### TRANSPORT

- Road bridge over the railway line to the east of the site
- Cycle path/route connecting to the new road bridge and east of the railway line
- New bus route – potentially from Northumberlandia, through the South West Sector to Beaconhill and moving south down to Newcastle

## **Appendix 9: Vision and Objectives workshop information**

**Cramlington Neighbourhood Plan Steering Group**

**22<sup>nd</sup> September 2014**

**Vision and objectives workshop**

**Cramlington Town Council Office, Concordia Leisure Centre,**

**Forum Way, Cramlington**

### **Main points arising**

- Cramlington Town Council have adopted their Landscape Strategy (available on website)
- Planning application for SWS 1600 houses due early October
- People's panel can be used for engagement with Issues & Options
- Solutions need to be deliverable
- There have been issues in attracting people to events therefore it may be necessary to use other means of engagement.

### Vision

BB – Vision needs to be more inspiring, amend to include reference to social inequality and welfare

### Objectives

BB – amend to include reference to education, built & natural environment

### Questions

Q1 Assuming new employment is needed in Cramlington, how should this be provided?

- Support for all options with a priority for using existing allocated space
- dependent upon site deliverability and is specific to the site i.e. attractiveness of individual sites
- Core Strategy employment research will inform market demand for new space
- Potential for Neighbourhood Development Order for eg employment sites to make them more attractive to businesses
- Concerns raised over whether existing industrial estates are attractive to modern businesses.

Q2 What types of employment should be planned for?

- The responses accurately reflect the sites in the area.
- Could link to education through new A&E R&D work. Potential for NDO to support new industries eg pharmaceutical and medical research.
- Potential to link further and higher education with opportunities for reputation to grow

Q3 Does the amount and/or type of green space in Cramlington need to be changed?

- Landscape Strategy will help to inform decision on future changes

Q4 Is there a need for an integrated transport hub? If yes, where should it be located?

- Evidence from user/ operator survey work is required to establish who needs what where
- NP could be used to influence others through actions (ie services/ carriages/ links to North Tyneside/ last train to Newcastle 7.15pm)
- Concerns raised regarding traffic flow in the town centre
- Support for transport facilities, not necessarily as an integrated hub

Q5 Should additional integrated cycle and footpath networks be part of new proposals?

- Opportunity for user surveys to be examined
- Need links between business parks and town centre. Currently no links for cycle/ footways. Audit of existing footpaths and cycle verges and connectivity required to inform decisions on additions or changes to the network

Q6 Is there a need for additional east to west link roads?

- All agree it's needed
- Timing of delivery of additional link needs to be considered

Q7 Where do you think there is scope to provide opportunities for recreational, cultural and social activities?

- Audit required to establish gaps in existing provision
- Opportunity to draw on evidence available to the County Council

Q8 Where are the most appropriate locations for new housing development?

- Most appropriate to SWS & central. Housing development to the east of the spine road is not considered appropriate

Q9 What type of housing is required?

- Further detail on affordable housing required to clarify definitions

- Social housing. Do we need to look at executive housing, 80% of housing stock is council band A-C currently

Q10 Which design objectives should be set? (top 3)

- General mix of feeling with exception of boundary treatments which had no support
- Majority support for objectives to cover density and layout, but all objectives considered important

#### **Next steps**

- End of September comments welcomed by email to NCC support team [debbie.longlands@northumberland.gov.uk](mailto:debbie.longlands@northumberland.gov.uk)
- NCC map out Issues & Options for engagement
- Website to go live
- Steering group next meet early November to agree Issues & Options
- Launch of engagement

## Appendix 10: Consultation bodies

### Neighbourhood Plan Consultation Bodies:

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	Elizabeth Sinnamon (Interim Head of Planning Services), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 625542 Email: <a href="mailto:elizabeth.sinnamon@northumberland.gov.uk">elizabeth.sinnamon@northumberland.gov.uk</a>
		David English (Planning Manager, Neighbourhood Planning and Infrastructure), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 623619 Email: <a href="mailto:david.english@northumberland.gov.uk">david.english@northumberland.gov.uk</a>
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
Homes England	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: <a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: <a href="mailto:planning.nane@environment-agency.gov.uk">planning.nane@environment-agency.gov.uk</a>
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: <a href="mailto:e-neast@HistoricEngland.org.uk">e-neast@HistoricEngland.org.uk</a>
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT <a href="mailto:townplanning.LNE@networkrail.co.uk">townplanning.LNE@networkrail.co.uk</a>

Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: <a href="mailto:planningYNE@highways-england.co.uk">planningYNE@highways-england.co.uk</a>
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670335161 Email: <a href="mailto:norccg.enquiries@nhs.net">norccg.enquiries@nhs.net</a>
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: <a href="mailto:info@avonline.co.uk">info@avonline.co.uk</a>
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB <a href="mailto:enquiries@briskona.com">enquiries@briskona.com</a>
	Briskona	
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: <a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a>
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF  Virgin Media Limited (Head Office), 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP
Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN <a href="mailto:info@wildcard.net.uk">info@wildcard.net.uk</a>	

	Arqiva	Email: <a href="mailto:community.relations@arqiva.com">community.relations@arqiva.com</a>
	Openreach	<a href="mailto:newsitereceptionedinburgh@openreach.co.uk">newsitereceptionedinburgh@openreach.co.uk</a>
Any person to whom the electronic communications code applies	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: <a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: <a href="mailto:public_affairs@ee.co.uk">public_affairs@ee.co.uk</a>
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: <a href="mailto:jane.evans@three.co.uk">jane.evans@three.co.uk</a>
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Peshaw, Houghton le Spring, County Durham, DH4 7LA
	National Grid	National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA Email: <a href="mailto:box.landandacquisitions@nationalgrid.com">box.landandacquisitions@nationalgrid.com</a>  Amec Foster Wheeler E&I UK, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX Email: <a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU
Sewerage undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB <a href="mailto:katherine.dobson@nwl.co.uk">katherine.dobson@nwl.co.uk</a> 0191 419 6767
Water undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB <a href="mailto:katherine.dobson@nwl.co.uk">katherine.dobson@nwl.co.uk</a> 0191 419 6767

National Farmers Union	Mr Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: <a href="mailto:andrew.stephenson@nfu.org.uk">andrew.stephenson@nfu.org.uk</a>
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Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: <a href="mailto:consultations.mmo@marinemanagement.org.uk">consultations.mmo@marinemanagement.org.uk</a>
Adjoining local authorities	All local authorities, including parish councils, that adjoin the neighbourhood area	Blyth TC <a href="mailto:info@blythtowncouncil.org.uk">info@blythtowncouncil.org.uk</a> ; Stannington PC <a href="mailto:Stanningtonpc@aol.com">Stanningtonpc@aol.com</a> Seaton Valley CC <a href="mailto:clerk@seatonvalleycommunitycouncil.gov.uk">clerk@seatonvalleycommunitycouncil.gov.uk</a> ; West Bedlington Town Council <a href="mailto:westbedlingontowncouncil@gmail.com">westbedlingontowncouncil@gmail.com</a>
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area		Cramlington Voluntary Youth Project - <a href="mailto:philip.soderquest@northumberland.gov.uk">philip.soderquest@northumberland.gov.uk</a>
Bodies which represent the interests of different religious groups in the neighbourhood area		St Nicholas Church - Rev.William Docherty <a href="mailto:therevdoch@gmail.com">therevdoch@gmail.com</a> Methodist Welcome Chapel - Station Road, Cramlington NE23 1EN St Pauls Church, Salvation Army - <a href="mailto:susan.younger@salvationarmy.org.uk">susan.younger@salvationarmy.org.uk</a> Doxford Methodist Church - Doxford Place, Cramlington NE23 6DY
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		
Bodies which represent the interests of persons carrying on business in the neighbourhood area		Manor Walks Shopping Centre ( Bruno Coppola <a href="mailto:bruno.coppola@manorwalks.co.uk">bruno.coppola@manorwalks.co.uk</a> asked to distribute to all tenants )
Bodies which represent the interests of disabled persons in the neighbourhood area		Autism Northumberland - <a href="mailto:autismnorthumberland@gmail.com">autismnorthumberland@gmail.com</a>

Organisations who have asked to be notified about neighbourhood plans in Northumberland	
The Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL Email: <a href="mailto:mark.price@theatrestrust.org.uk">mark.price@theatrestrust.org.uk</a>
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: <a href="mailto:reception@sustrans.org.uk">reception@sustrans.org.uk</a>

# Appendix 11: Public notice

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THE JOURNAL, FRIDAY, SEPTEMBER 14, 2018

## Business

### Public Notices

#### Section 47(9) of the Planning Act 2008 International Advanced Manufacturing Park (IAMP) TWO NOTICE PUBLICISING THE STATEMENT OF COMMUNITY CONSULTATION

Notice is hereby given that IAMP LLP of Sunderland City Council, PO BOX 100, Civic Centre, Sunderland, Tyne And Wear, SR2 7DN (the Applicant) proposes to apply to the Planning Inspectorate under the Planning Act 2008 for a development consent order (DCO) to authorise the construction and operation of the International Advanced Manufacturing Park (IAMP) TWO (the Project) to host production, supply chain and distribution activities directly related to the Automotive and Advanced Manufacturing sectors (the Applicant).

The Applicant is a limited liability partnership established by South Tyneside Council and Sunderland City Council for the purpose of promoting and delivering the Project. As part of the process of preparing to make the Application, the Applicant has a duty to consult the local community under Section 47 of the Planning Act 2008. The Applicant has produced a Statement of Community Consultation (SCCC) in accordance with the requirements of the Act. The Applicant proposes to consult people living in the vicinity of the land subject to the Application. This notice outlines when and where the SCCC can be inspected.

The Project relates to land to the north of the existing Wigan site to the west of the A19 and to the south of the A164. Land is located within the administrative boundaries of both Sunderland City Council and South Tyneside Council. It is part of a wider project, the IAMP, being promoted by the Applicant which also comprises the first phase, being IAMP ONE (which received planning permission pursuant to the Town and Country Planning Act 1990 in May 2018), and this phase, being IAMP TWO (which will be the subject of the Application to be considered by way of a DCO). This notice relates to IAMP TWO only.

The Project will comprise the development of commercial floorspace supporting advanced manufacturing activities, access roads, cycleways and footpaths, landscaping (including retained woodlands and hedgerows), ecological and landscape mitigation surrounding the River Don, a road bridge across the A19 to connect with Washington Road, a bridge across the River Don to connect to a northern employment area, a road to become a local park for the wider IAMP and potentially include uses such as a transport interchange, shops, a 150-bedroom hotel, childcare and nursery facilities, and education and training facilities, and site offices including a potential sub-station and connection to the local district network.

The SCCC can be inspected free of charge from 13 September 2018 (and available up to last during future consultation events) at the following locations and during the hours set out below:

- Sunderland City Council, Burton Road, Sunderland SR2 7DN, Mon-Fri 09:00 to 17:00
- South Tyneside Council, Town Hall and Civic Offices, South Shields NE33 7RN, Mon-Fri 09:00 to 17:00
- Hedgesfield Community Association, Central, Jarrow NE23 4DD, Mon-Fri 09:00 to 21:00, Sat 09:00 to 17:00, and Sun 09:00 to 12:00;
- Barry Hill Centre, Hydon Lane, Sunderland SR5 4WR, Mon-Fri 10:00 to 22:00 and Sat-Sun 09:00 to 22:00;
- Sunderland Museum & Winter Gardens, Burton Road, Sunderland SR1 1PF, Mon-Sat 10:00 to 16:00 and Sun 12:00 to 16:00;
- Washington Library, The Galleries, Independence Square, Washington NE38 7JZ, Mon 09:00 to 19:00, Tue-Wed 09:00 to 17:00, Thu 09:00 to 19:00, Fri and Sat 09:00 to 16:00;
- The Work, 45 Market Place, South Shields NE33 1JF, Mon-Thu 10:00 to 19:00, Fri 09:00 to 16:00, Sat 10:00 to 19:00 and Sun 10:00 to 16:00;
- Boldon Village Hall, North Road, Boldon Colliery NE35 9AF, Mon-Fri 10:00 to 16:00; and
- The Quadrant Centre, Boldon Business Park Boldon NE35 9PF, Mon-Fri 10:00 to 16:00.

Where opening hours may differ depending on public holidays and/or may be subject to change by the venue's operator and should be checked.

A copy of the SCCC is also available to view on the Applicant's website at [www.iamp-consultation.com](http://www.iamp-consultation.com). The website also provides further details in relation to the Application and wider IAMP Project. Copies will also be available to those who contact the project team directly by email, telephone or through the SCCC.

The information can be made available in large print, Braille, audio and other languages. Please contact [frampton@20001701418](mailto:frampton@20001701418) (Mon-Fri, 9am - 5.30pm, excluding public holidays), email [info@northwest.co.uk](mailto:info@northwest.co.uk), or write to Project IAMP (no stamp required) on the envelope for help if you wish to communicate with people from ethnic minority communities and those whose first language may not be English.

Patrick Mehta, Chief Executive,  
Civic Centre, Burton Road,  
Sunderland SR2 7DN

#### Goods Vehicle Operator's Licence

Network Rail trading as Network Rail Infrastructure Ltd of The Quadrant, Edgerly, 3rd Floor, Loughton, Milton Keynes, Buckinghamshire, MK9 1EN is applying to change an existing licence as follows: To add an Operating Centre to keep 2 vehicles and 0 trailers at Network Rail, Paradise House, Forth Banks, Newcastle Upon Tyne, NE1 3PA.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Hillcrest House, 386 Harehills Lane, Leeds, LS9 9NF stating their reasons, within 21 days of this notice. Representations must be at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to making representations is available from the Traffic Commissioner's office.

### NORTH TYNESIDE COUNCIL

#### (PROHIBITION AND RESTRICTION OF WAITING AND LOADING) (CONSOLIDATION) ORDER 2018 VARIATION ORDER NO.5 2018

North Tyneside Council gives notice that it has made a Variation Order under Sections 1, 2 and Part IV of Schedule 6 to the Road Traffic Regulation Act 1984 and all other enabling powers. The effect of the Order, which will come into force on the 17 September 2018 will vary the North Tyneside Prohibition and Restriction of Waiting and Loading (Consolidation) Order 2016 so that:-

1. no waiting at any time restrictions (double yellow lines) will be introduced on:-
  - a) Burnside Road, Whitley Bay on the north side, from a point 7 metres west of its junction with Pleasay Crescent to a point 3 metres east of that junction.
  - b) Burnside Road, Whitley Bay on the south side, from a point 4 metres west of its junction with St Georges Road to a point 4 metres east of that junction.
  - c) Pleasay Crescent, Whitley Bay on the west side, from its junction with Burnside Road to a point 10 metres north of that junction.
  - d) St Georges Road, Whitley Bay on both sides, from its junction with Burnside Road to a point 16 metres south east of that junction.
  - e) Croxson Way North, Forest Hill on the north side, from its junction with Forest Hill Road to its junction with Croxson Way South.
  - f) Croxson Way South, Forest Hill on the south side, from its junction with Croxson Way North to a point 14 metres south east of that junction.
  - g) Balliol Business Park - northern road - northern road forming access to car park on both sides, from its junction with Balliol Business Park northern road to a point 10 metres south east of that junction.
2. The no waiting at any time restriction on (No. 37 (j) & (k)) Balliol Business Park - northern road to be revoked and be replaced with: No.37 Balliol Business Park - northern road - Both sides, from its junction with the roundabout to the west of Barton Lane to a point six metres north east of that junction.

Details of the proposals may be examined at the address below between 8.00am and 4.00pm on Mondays to Fridays on the Council's website [www.northtyneside.gov.uk](http://www.northtyneside.gov.uk) (Statutory Notices). If you wish to question the validity of the Order or any of the provisions contained within them on the grounds that they are not made under the correct provisions of the Road Traffic Regulation Act 1984 or on the grounds that any requirement of the Act or of any instrument made under it has not been complied with in relation to the Order, you may wish to do so by making a representation to the High Court for this purpose.

14 September 2018

Head of Law & Governance, Quadrant,  
Silverlink North, Cobalt Business Park, NE27 0BY

### CITY OF NEWCASTLE UPON TYNE (WESTERN AVENUE, WEST DENTON) TEMPORARY TRAFFIC REGULATION ORDER 2018

1. NOTICE IS HEREBY GIVEN that the Council of the City of Newcastle upon Tyne intend, not less than seven days from the date of this Notice, to make an Order under Section 14 of the Road Traffic Regulation Act 1984, the effect of which will be to prohibit all vehicles from proceeding on that part of Western Avenue, West Denton between Burnside Meadows and The Close.

2. The alternative route for vehicles will be signed on site.
  3. The Order is required to allow works to be carried out on or near the highway.
  4. Exemptions will be provided for vehicles engaged in the works.
  5. This Order will come into operation on 27 September 2018 and will continue, as and when the relevant traffic signs are displayed, for a week or until the proposed works are completed, whichever is the earlier.
  6. Further information may be obtained by telephoning the Council's Highways section on 0191 2787978 ext. 28964.
- Dated: 14 September 2018  
L. Scott, Service Manager Democratic Services, Civic Centre, Newcastle upon Tyne, NE1 3QH

### LOOKING FOR A PREMIER LICENSE? CONTACT MANN STEPHENSON

Notice is given that MANN STEPHENSON has applied to the Licensing Authority for a Premier License under the Licensing Act 2003. The licensable activities are the sale and supply of alcohol between the hours of 08.00 to 23.00 hours Monday to Sunday inclusive. Anyone who wishes to make representations regarding this application must give notice in writing to: Licensing Act Section, Enforcement & Public Protection, Gateshead Council, Civic Centre, Gateshead NE11 8JH. Representations must be received no later than 20th September 2018.

The Application Record and Register may be viewed during normal office hours at the above address or at [www.gateshead.gov.uk](http://www.gateshead.gov.uk) if an access under Section 114 of the Licensing Act 2003, (enabling or enabling to make a site statement in connection with an application and the fee for which a person is liable on summary conviction for the offence is up to £1,000) is granted.

AUDREY SMITH (Deceased)  
Pursuant to the Trustee Act 1925 any persons having a claim against or interest in the estate of the above named late of 12 Cavendish, Law Hill, Gateshead, Tyne and Wear NE1 8JL, who died on 05/02/2018, are required to send written particulars thereof to the undersigned on or before 20/10/2018, after which date the estate will be distributed having regard only to the claims and interests of which they have had notice.

Richard Reed Solicitors, 34 Fawcett Street, Gateshead NE1 1AA  
Tel: 0191 276 5511

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### Cramlington Neighbourhood Plan The Neighbourhood Planning (General) Regulations 2012 (Regulation 14) NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL

Cramlington Town Council has prepared a Local Neighbourhood Development Plan for the Cramlington Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parish. In accordance with the Regulations, the Town Council is required to publicise the Draft Plan and Environmental Report and invite comments. Copies of the Plan and Environmental Report will be available for public inspection for at least six weeks commencing on 13 September 2018 and ending at 12 noon on 25 October 2018. The Plan, the associated Environmental Report and supporting documents can be viewed on the Cramlington Town Council website at [www.cramlingtontowncouncil.gov.uk](http://www.cramlingtontowncouncil.gov.uk).

- The Draft Plan and Environmental Report will be available for inspection at the following locations:
- Cramlington Town Council Offices, Surveyors House, Cramlington NE23 1DN, between the hours of 10am-3pm - Monday to Friday;
  - Concordia Leisure Centre, Forum Way, Cramlington NE23 0YB, between the hours of 9am to 10pm - Monday to Friday, 8.30am to 8.30pm Saturday and 8.30am to 10pm Sunday.
- Representations may be made in the following ways:
- By attending the consultation event on Saturday 15th September between 10am and 12pm at Concordia Leisure Centre;
  - By email to: [planning@northtyneside.gov.uk](mailto:planning@northtyneside.gov.uk)
  - By letter to: Cramlington Town Council, Surveyors House, Cramlington Village, NE23 1DN
  - By website form on [www.cramlingtontowncouncil.gov.uk](http://www.cramlingtontowncouncil.gov.uk) about [www.cramlingtontowncouncil.gov.uk](http://www.cramlingtontowncouncil.gov.uk)
- Any person or organisation may comment on the Plan. All representations must be received by the Town Council no later than 12 noon on 25 October 2018. All representations will be publicly available and will be considered by the Town Council in producing the final Plan which will then be submitted to Northumbria County Council for Independent Examination.
- John Collins  
Chairman  
Cramlington Town Council

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### Cramlington Neighbourhood Plan

The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

#### NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL

Cramlington Town Council has prepared a Draft Neighbourhood Development Plan for the Cramlington Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parish.

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The Draft Plan and Environmental Report will be available for inspection at the following locations:

- Cramlington Town Council Offices, Surveyors House, Cramlington NE23 1DN, between the hours of 10am-3pm - Monday to Friday; and
- Concordia Leisure Centre, Forum Way, Cramlington NE23 6YB, between the hours of 7am to 10pm - Monday to Friday, 8.30am to 8.30pm Saturday and 8.30am to 10pm Sunday.

Representations may be made in the following ways:

- By attending the consultation event on: Saturday 15th September between 10am and 12pm at Concordia Leisure Centre;
- By email to: [neighbourhoodplan@cramlingtontowncouncil.gov.uk](mailto:neighbourhoodplan@cramlingtontowncouncil.gov.uk)
- By letter to: Cramlington Town Council, Surveyor's House, Cramlington Village, NE23 1DN
- By website form on [www.cramlingtontowncouncil.gov.uk/about-us/neighbourhood-planning](http://www.cramlingtontowncouncil.gov.uk/about-us/neighbourhood-planning)

Any person or organisation may comment on the Plan.

All representations must be received by the Town Council no later than 12 noon on 25 October 2018. All representations will be publicly available and will be considered by the Town Council in producing the final Plan which will then be submitted to Northumberland County Council for Independent Examination.

John Collins

Chairman

Cramlington Town Council

## Appendix 12: News Post Leader article



# CRAMLINGTON NEIGHBOURHOOD PLAN



**JOHN COLLINS**

Chairman of the  
Cramlington Neighbourhood Plan  
Steering Group

The Cramlington Neighbourhood Plan sets out a vision, strategy and range of policies for the Cramlington Neighbourhood Area to 2031. It is essentially a land use plan that will guide the development of our town.

We have now reached the stage where local people have the opportunity to comment on our proposals. I would encourage all local residents and businesses to contribute to this consultation and help us guide the future of Cramlington.

Following this consultation the Plan will be updated to reflect comments received. Northumberland County Council will then consider whether the plan is suitable to go forward to examination by an independent

planning inspector. If the examination is favourable, the Cramlington Neighbourhood Plan will be subject to a referendum in which only Cramlington residents will be allowed to vote.

If more than 50% of those who vote agree with the plan it will be passed to Northumberland County Council to be adopted as part of the "statutory planning framework" and will be used by planning officers at the County Council to determine planning applications. It will also be used by planning inspectors, when deciding planning appeals.

The Cramlington Neighbourhood plan has been prepared by a Steering Group of town councillors and representatives of businesses and the community.



### Our Vision for Cramlington

“Cramlington will continue to grow, becoming a successful sustainable community. It will strive to become the main town in the county and one of its principal gateways. Cramlington will be transformed into Northumberland’s Garden Town thereby creating a distinct identity for its residential and business communities and visitors.”

### What are the key issues facing our town?

- Sustainable development of the economy.
- Delivery of housing to support local communities.
- Provision and maintenance of the infrastructure and services necessary to support communities including young people across Cramlington.
- Caring for vulnerable people.
- Protecting and enhancing the town centre as a place for retail, commercial and leisure activity.

### What are our objectives?

Completing our town and extending choice in the housing market

To give priority to the provision of affordable housing, social rented housing and homes for vulnerable people. We will support the phased completion of the South West sector and land north of Station Road.

### Reinforcing Cramlington’s sub-regional employment role

To reinforce the town’s important employment role by ensuring land is available for employment development and supporting investment in the provision of modern competitive employment space.

### Improving our Town Centre

To add to the mix of commercial activity in the town centre and improving its accessibility for residents and visitors to strengthen its role as a commercial centre.

### Investing in our town

To encourage investment in the town’s buildings, roads and public amenities to improve its setting and attractiveness as a place to live and work.

### Promoting and integrating sustainable transport

Improving public transport links to allow people to travel to work and access facilities which they require on a day to day basis.

### Protecting and enhancing our public open spaces

To strike a balance between development and protecting important green spaces whilst improving the range of good quality open spaces and streetscapes which residents appreciate and value. Where possible we will seek to provide additional green spaces within new developments.



### Creating and supporting thriving and inclusive communities

To seek to ensure communities are active, inclusive, safe, have access to a home they can afford, access to employment and are well served by social, recreational, educational and cultural facilities.



## Policies guiding development to 2031

To deliver our objectives the neighbourhood Plan proposes a range of policies to guide the future development of Cramlington. These are the key policies we're proposing:

- Resist new housing development except for on land previously allocated for housing and sites with existing planning permission.
- Priority will be given to affordable housing, housing for older people and social rented housing
- Land allocated for employment will be protected and we will resist any attempt to use these sites for housing development
- Supporting and improving the town centre and the range of shopping and leisure facilities it offers
- Protecting and improving green spaces and corridors
- Making Cramlington a great place to live including extending the cycling and walking network and taking steps to be a child friendly and dementia friendly town.

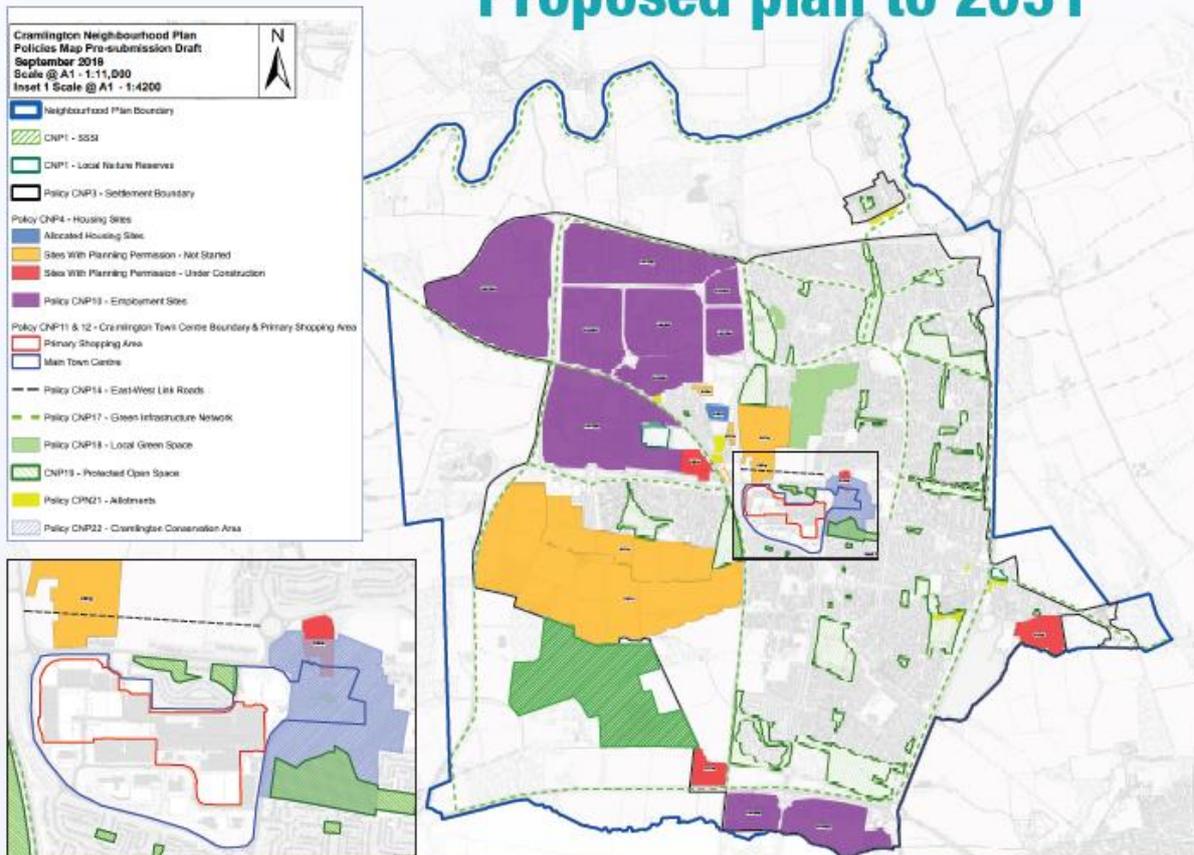
## Where do we go from here?

- Following consultation the plan will be assessed and approved by Northumberland County Council and an independent inspector.
- A referendum will be held next year in which local people will vote on whether to support the plan.
- Subject to approval the plan will become part of the statutory planning framework and will be used to assess planning applications in Cramlington.





## Proposed plan to 2031



### Let's hear what you think

Local residents and businesses will be most affected by the policies within the Plan. So before it's submitted for approval it's important that we hear what local people think of our proposals.

The Neighbourhood Plan sets out many policies. Copies are available from our office and can also be downloaded from our website [www.cramlingtontowncouncil.gov.uk](http://www.cramlingtontowncouncil.gov.uk) or accessed via our Facebook page.

If you want to comment on the plan you can e-mail the council on [NeighbourhoodPlan@cramlingtontowncouncil.gov.uk](mailto:NeighbourhoodPlan@cramlingtontowncouncil.gov.uk).

Alternatively you can write to us at: **The Surveyor's House, Cramlington Village, Cramlington NE23 1DN**

The closing date for comment is Thursday 25th October

## **Appendix 13: Letter/ email to consultation bodies**

### **Cramlington Neighbourhood Development Plan**

#### **Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity**

Cramlington Town Council, as a qualifying body for the purposes of neighbourhood planning for the Cramlington Neighbourhood Area, has completed the preparation of the Pre-Submission Draft Cramlington Neighbourhood Plan.

In accordance with the Regulations, the Town Council invites comments on the Pre-Submission Draft Plan and the associated Environmental Report. Any comments you may wish to make about the Draft Plan must be made in writing.

The Regulations require that consultation must take place for a period of not less than six weeks starting on the date the Draft Plan is first publicised. Comments are therefore invited between 13 September 2018 and 12 noon on 25 October 2018.

The Plan, its Environmental Report and other supporting documents can be viewed on the Town Council website at <https://www.cramlingtontowncouncil.gov.uk/about-us/neighbourhood-planning/>

Hard copies of the Plan and Environmental Report will be available at the following locations:

- Cramlington Town Council Offices, Surveyors House, Cramlington NE23 1DN, between the hours of 10:00am and 3:00pm – Monday to Friday; and
- Concordia Leisure Centre, Forum Way, Cramlington NE23 6YB, between the hours of 7am to 10pm – Monday to Friday, 8.30am to 8.30pm Saturday and 8.30am to 10pm Sunday.

Representations may be made by in the following ways:

- By attending the consultation event on: Saturday 15th September between 10:00am and 12:00pm at Concordia Leisure Centre, Forum Way, Cramlington NE23 6YB
- By email to: [neighbourhoodplan@cramlingtontowncouncil.gov.uk](mailto:neighbourhoodplan@cramlingtontowncouncil.gov.uk)
- By letter to: Cramlington Town Council, Surveyor's House, Cramlington Village, NE23 1DN

The Town Council would be pleased to receive any written representations you may wish to make on the Plan, Environmental Report and other supporting documents before 12 noon on 25 October 2018.

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

Kind Regards

Bob Baker

## Appendix 14: Facebook posts



**Cramlington Town Council**  
12 September 2018 · 🌐

The opinions of Cramlington residents are being sought as the town council launches consultation on a plan that will help shape the future of the town.

A drop-in event is being held at Concordia Leisure Centre on Saturday (September 15) between 10am and 12 noon where the draft Neighbourhood Plan will be on display and councillors will be available to discuss the proposals.

The draft Cramlington Neighbourhood Plan will be crucial in the development of the town and if approved will be referred to in the determination of planning policies and applications by Northumberland County Council

Further consultation on the draft Neighbourhood Plan will be conducted over the next six weeks and all residents are encouraged to put forward their views.

Hard copies of the plan are available at the Cramlington Town Council office at Surveyors House, NE23 1DN and at Concordia Leisure Centre.

The Plan can be accessed via this link:  
<https://www.cramlingtontowncouncil.gov.uk/.../neighbourhood-.../> where there is also a direct email link to leave your comments.

Please use the link on our website to leave your response to the plan, rather than Facebook, so your comments are submitted to the relevant department.

The consultation deadline is 12 noon on October 25.



**Cramlington Town Council**  
25 October 2018 · 🌐

Today is your last chance to give us your views on the Draft Neighbourhood Development Plan for the Cramlington Neighbourhood Area.....<https://www.cramlingtontowncouncil.gov.uk/.../neighbourhood-.../>

**CRAMLINGTONTOWNCOUNCIL.GOV.UK**

**Neighbourhood Planning - Cramlington Town Council**

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Neighbourhood Plan Documents Cramlington Neighbourhood Plan Pre Submission Draft Neighbourhood Plan Map SEA Environmental Report Area Designation Notice Cramlington Decision Document Settlement Boundary

Like Comment Share

## Appendix 15: Pre-Submission engagement – comments and response

### Written responses to Pre-Submission Draft Plan

Consultee	Policy/ Para	Comment	Response/ proposed change
Northumberland County Council (NCC)	General	The reference to both NPPF and Local Plan Strategic Planning Policies at the beginning of sections 5-11 is superfluous and potentially confusing to the audience as the policy context has already been outlined in section 1. There is no need to go into detail about what the NPPF says – rather, this should be incorporated into a Basic Conditions Statement.	<b>Amend.</b>
Arch	General	Firstly, we would like to express support for the positive policies towards retail in the town centre, notably policy CNP11 (Ensuring a vital and vibrant town centre) and CNP12 (Improving the quality of the town centre environment). The support for main town centre uses within the town centre is welcomed, together with the principle aim of ensuring the vitality and vibrancy of the town centre.	<b>Support welcomed, no amendments required.</b>
Gordon Taylor	General	The proposals outlined in the Neighbourhood plan are wholly disadvantageous to Cramlington as a community. Housing is now taking over green sites of environmentally important significance. Planners, Designers, Builders and councils both local and regional seem hell bent on the urbanisation of the area with no vestige of thought for the well being of the populace. The resultant destruction of areas used by wildlife is also a real cause for concern. Less and less area for is available for walking and recreation. Just because areas can be used for housing and other development, does not mean they should be. As publisher of a local magazine dedicated to the well being of the town, I have discussed these proposals with residents of the town and the consensus of opinion to me has been overwhelmingly anti these plans. In view of the shale gas concerns on developments currently underway, it would appear no consideration is given to local concerns when plans of this sort are mooted. For the reasons stated here, these plans should be shelved for good and Cramlington allowed to function in its present form for the foreseeable future and increase in housing	<b>Noted, no amendments required.</b> The plan cannot influence development that has already been granted planning permission. The plan identifies large parts of the area to be protected as a result of its environmental importance, for example through Green Infrastructure (Policy CNP 17), Local Green Space (Policy CNP 18) and Protected Open Space (Policy CNP 19).

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>should be considered only with the approval of residents currently living in the town.</p>	
National Grid	General	<p><u>Assets in your area</u>                      National Grid has identified the following high voltage overhead powerlines as falling within the Neighbourhood area boundary:</p> <ul style="list-style-type: none"> <li>• XF Route – 275kv two circuit route from Stella West substation in Gateshead to Blyth substation in Northumberland</li> <li>• ZZA Route – 400kv two circuit route from Tynemouth substation in North Tyneside to Blyth substation in Northumberland</li> <li>• YG Route – 400kv two circuit route from Stella West substation in Gateshead to Blyth substation in Northumberland</li> </ul> <p>From the consultation information provided, the above overhead powerlines do not interact with any of the proposed development sites.</p> <p>Gas Distribution – Low / Medium Pressure                      Whilst there is no implications for National Grid Gas Distribution’s Intermediate / High Pressure apparatus, there may however be Low Pressure (LP) / Medium Pressure (MP) Gas Distribution pipes present within proposed development sites. If further information is required in relation to the Gas Distribution network, please contact <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a></p> <p>Electricity distribution                      Information regarding the distribution network can be found at:  <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a></p>	<p><b>Noted, no amendments required.</b></p>
Historic England	General	<p>The plan is well written and has a clear sense of direction in its vision and objectives. We welcome that the history of the new town is given prominence and underpins the plan’s objectives. It is welcome that you understand Cramlington’s history to be a continuum, with the older village inseparable in Cramlington's story from the new town which was planned around it; they are different parts of the town's historic character. We welcome the desire to reflect local history in the town's future planning and development.</p>	<p><b>Support welcomed, and comments noted, amend</b> to give further prominence to the setting of heritage assets.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>You rightly recognise the importance of the relationship between the various elements of Cramlington’s landscape and townscape. Residential neighbourhoods, parks, open spaces, street trees, private gardens, views in and out of housing areas, etc can all play a role in creating local identity and influence how neighbourhoods are perceived. As your plan focusses in several places on the landscape structure, layout and green infrastructure of the town, we recommend you make more of the importance that this can have to the setting of heritage assets.</p>	
Stannington Parish Council	General	<p>Stannington Parish Council fully agrees with the 25 policies of the Cramlington Neighbourhood Plan. The background and information within the plan are well detailed and address all the national and local issues surrounding planning for the foreseeable future.</p> <p>We particularly commend policies 12, 16, 24 and 25.</p> <p>Many residents from Stannington Parish shop and commute to Cramlington. We welcome any connection, between our Parish and Cramlington, via public transport, cycle paths and pedestrian walkways that would further encourage our support of Cramlington Town Centre and Cramlington Train Station. We are in total agreement of the proper need for appropriate infrastructure to be agreed, and, in some cases, in place, before any new developments are begun. The control of unhealthy eating outlets is applauded. We also acknowledge the need for better facilities in the way of housing, transport and healthcare for our aging population.</p> <p>Stannington Parish Council congratulates Cramlington Town Council on this robust and sound plan.</p>	<b>Support welcomed, no amendments required.</b>
Dysart Developments Limited	General – site promotion	<p>Dysart Developments Limited is a locally based developer that is active in Northumberland and across the North East. It is committed to undertaking development which is sustainable, fosters vibrant communities and creates a sense of place.</p> <p>Within Cramlington, our Client retains a legal interest in the land at Middle Farm, which is located east of the Northumbria Specialist Emergency Care</p>	<b>Noted, no amendments required.</b> The promoted site lies outside the Cramlington Neighbourhood Plan Area which was designated by Northumberland County Council (NCC) on 4 February 2014. It lies within the Seaton Valley Neighbourhood Plan

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Hospital on land that has been excluded from the Green Belt in the Blyth Valley Local Plan (1999). A plan outlining the extent of the site is appended to this letter. The site has been historically promoted through the plan-making process including representations made to the now withdrawn Northumberland Local Plan Core Strategy (NLPCS) and more recently to the emerging Northumberland Local Plan (NLP). The site has also been submitted as part of the County Council’s evidence base through the Strategic Housing Land Availability Assessment (SHLAA). It is envisaged the land can form a health-led mixed-use scheme with potential links to the existing hospital.</p> <p>In relation to the CNP, contact has been made previously with the Town Council regarding the site and an outline of the land was provided. This was on the basis that our Client wished to be involved in the Neighbourhood Plan process as a key stakeholder. However, no response was forthcoming from the Town Council and despite wishing to be involved in shaping the CNP, the land has been excluded from both the settlement boundary and the Neighbourhood Area boundary.</p> <p>It is against this background that we set out comments in relation the CNP. These comprise general comments on the overall approach of the CNP as well as a response to the plan’s specific policies.</p> 	<p>Area, which was designated by NCC on 15 October 2015.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
Dysart Developments Limited	General – NP area boundary	<p>The designated Neighbourhood Area was set early on in the process and prior to much of the plan’s preparation being undertaken or any collection of detailed supporting evidence. This has resulted in a Neighbourhood Area boundary which simply corresponds with the parish boundary rather than having cognisance of nearby land which would be beneficial to include in the Neighbourhood Area to facilitate sustainable development.</p> <p>The PPG is clear that there should be a statement which explains why the proposed Neighbourhood Area is appropriate (Reference ID: 41-024-20161116). The statement which was submitted in support of the Neighbourhood Area states that the original approach was for CNP to focus on the South West Sector of the town, although this was later expanded to the wider town. However, at this point no further work appears to have been undertaken to establish an appropriate Neighbourhood Area boundary; rather it simply reverted to the parish boundary.</p> <p>The consequence of this is that there is no recognition of the hospital and the potential need for additional supporting development over the coming years. The PPG is clear that when examining Neighbourhood Area boundaries, that consideration should be given to inter alia, “village or settlement boundaries, which could reflect areas of planned expansion” (Reference ID: 41-033-20140306).</p> <p>Our Client believes that the Town Council has not given due consideration to this as part of the process of setting the Neighbourhood Area. If it had, our Client’s land (which has already been excluded from the Green Belt for future development) would have been identified as potential expansion land. This situation has then been exacerbated by the application of an overly restrictive settlement boundary which is inconsistent with existing evidence. Indeed, the Settlement Boundary Background Paper (September 2010) which</p>	<p><b>Noted, no amendments required.</b></p> <p>The Town Council considers it is appropriate for the Neighbourhood Plan to follow the boundary of the Parish. This was designated by Northumberland County Council (NCC) on 4 February 2014. As the promoted site lies within the Seaton Valley Neighbourhood Plan Area any opportunities for its future redevelopment should be considered by Seaton Valley Council.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>accompanies the draft CNP highlights a number of studies and other documents which the Town Council has used in order to inform its settlement boundary. However, many of these appear to have been set aside and, in their place, a very restrictive settlement boundary has been provided which, apart from the committed development at the South West Sector, is tightly drawn to the existing built up area, leaving little room for expansion.</p> <p>This is inconsistent with evidence such as the Northumberland Key Land Use Impact Study (2010) which notes that areas east of the A189 are excluded from the Green Belt and provide potential for future development with the boundary defined by existing planting to the east (which could be strengthened). The Landscape Character Assessment (2010), which also forms part of the NLP evidence base, also does not highlight any specific landscape sensitivities in in the southern eastern part of the town. It is unclear as to why the Town Council did not take this information into account when examining settlement boundaries.</p> <p>We therefore object to this overly restrictive approach and believe the current boundaries set out in the draft CNP (Neighbourhood Area and settlement boundaries) do not pass the Basic Condition of promoting sustainable development. This is because the approach clearly hampers future development around the hospital which could benefit the town socially, economically and environmentally.</p> <p>Current legislation in the form of the Neighbourhood Planning Act (2017) (which modifies Section 61G of the 1990 Town and Country Planning Act) does allow for amendments to the Neighbourhood Area. Given the importance of the hospital to the town and the need for a positive framework to support future supporting uses surrounding it, we believe the Neighbourhood Area should be amended to include our Client’s land. In doing</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>this, the emerging CNP can then meet the basic condition of supporting sustainable development.</p>	
<p>Dysart Developments Limited</p>	<p>General – Strategic Policies</p>	<p>Paragraph 13 of the revised NPPF (2018) highlights that Neighbourhood Plans should support the delivery of strategic policies. This approach is echoed in paragraph 16 of the previous NPPF (2012) and forms one of the Basic Conditions detailed in the 1990 Town and Country Planning Act (as amended). The approach in the CNP is principally seeking to align its policies with those contained in the Blyth Valley Core Strategy (BVCS) which was adopted in 2007 and the Blyth Valley District Local Plan (BVDLP) which was adopted in 1999. Both these documents pre-date the NPPF by a considerable number of years. This means that at best, they are likely to have limited consistency with national policy. Whilst the CNP does provide some policy analysis of the BVCS and BVDLP, our Client disagrees with much of this and it is clear that the strategies within these documents are out of date in key areas in that they:</p> <ul style="list-style-type: none"> <li>• Do not consider the provision of the hospital and the potential for additional development associated with this (such as on our Client’s land);</li> <li>• Do not provide a robust quantum of housing and how the town best accommodates this growth;</li> <li>• State that development plan documents and proposals for new development will be the subject of a sequential approach, giving priority to previously developed land and buildings. This is inconsistent with the previous and current NPPF which do not require a sequential approach;</li> <li>• Provide targets for previously developed land and minimum densities. Again, this approach is inconsistent with the NPPF; and</li> <li>• Reflect a constrained approach to planning which is contained within the Regional Spatial Strategy (RSS) which has now been revoked.</li> </ul>	<p><b>Noted, no amendments required.</b> This matter will be addressed in the Basic Conditions Statement that accompanies the Submission Plan.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		It is considered that given these issues, the CNP cannot rely on the BVCS and BVDLP to provide a robust strategic basis for its policies. Indeed, the CNP acknowledges that elements of these documents are out of date (paragraph 2.12), however it then does not offer an explanation as to which strategic policies can be used in their place if this is the case. This is a fundamental flaw with the CNP and means it is our view that it currently does not meet the Basic Conditions.	
NCC	Page 2 / Page 6 Para 1.17	Typing error: in the foreward, the date is shown as 2031; on page 6 the date is 2033.	<b>Amend.</b>
NCC	Page 2 Planning Context	Initially, reference is made to the 'development plan' (para 1.3); however, further on, the term 'local plan' is used instead. This is incorrect and should be amended as follows: <del>Local Plan</del> <b>Development Plan:</b> 1.6 Currently, the Local Plan <b>Development Plan</b> for Northumberland consists of...	<b>Amend.</b>
NCC	Page 3 11	Typing error: "Health communities" should read ' <b>Healthy communities</b> '	<b>Amend.</b>
NCC	Page 5 Para 1.13	There is a typing error: "...began in formerly during..." should read "began <b>formally</b> during..."	<b>Amend.</b>
NCC	Page 6 Figure 1	Figure 1 – Cramlington Neighbourhood Plan Area. It would be useful to reference this figure in the text, perhaps in paragraph 1.13 (page 5) after the second sentence.	<b>Amend.</b>
NCC	Page 8 Para 2.3	It would appear that there is a typing error in this paragraph, which suggests that no development has been completed. Suggested amendment: "...with a population of almost 30,000, a# <b>some</b> of the development identified within the original masterplan is still to be completed..."	<b>Amend.</b>
NCC	Page 8 Para 2.4	We would suggest that the text refer to the data in Table 1 showing an increase in the population aged 65+. This would tie in with subsequent	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Natural England	Para 2.10	<p>paragraphs (2.11 and 3.2), which respectively refer to “balance the resident population”, “an ageing population” and the “growing elderly population”.</p> <p>Arcot Hall Grasslands and Ponds Site of Special Scientific Interest (SSSI) is located within the plan boundary. As a statutory consultee, Natural England advised in response to previous planning applications in the vicinity of the SSSI of the need to mitigate for potential impacts from increasing local populations. Whilst the Neighbourhood Plan does not propose any further housing or employment site allocations in close proximity to the SSSI, the plan must take account of the importance of the grassland, and the need to ensure its long-term sustainability when allocating development sites and considering wider access issues.</p> <p>Northumbria Coast Special Protection Area (SPA); development proposed within the plan boundary falls within 10 kilometres of the Northumbria Coast SPA. As a result, an Habitat Regulations Assessment (HRA) is required to determine whether the plan is likely to have a significant effect on the SPA (a European Site). Please see further details below.</p> <p>Northumberland Shore SSSI; the housing allocation within the plan boundary falls within the ‘zone of influence’ for the Northumberland Shore SSSI (which shares interest features with the above SPA).</p>	<b>Amend.</b>
Historic England	Vision, objectives and outcomes	<p>The mention in the Vision of a verdant landscape structure could be reinforced by mentioning the role of open spaces as the setting of heritage assets. It is clear from the direction of the plan that change is more likely to affect heritage assets through development in their setting than change to assets themselves. You could make more of this, for example in Objective 7 where the phrase “including where open spaces form the setting of heritage assets” could be inserted.</p> <p>We recommend you mention the historic environment theme in the Outcomes section, for example by inserting “and historic” between “natural” and “environment”, and inserting “and heritage assets” after “cultural</p>	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Dysart Developments Limited	Vision, objectives and outcomes	<p>facilities”. Similarly, Objective 6 could mention “protecting and enhancing the historic environment” as part of the environmental mission of the plan.</p> <p>Whilst our Client understands the overall approach in the Vision included in Section 4 of the CNP, it has concerns that the associated outcomes are too narrow in their focus and make no mention of the hospital (a major employer within Cramlington and the wider area) and the development potential our Client’s surrounding land which could provide a mixed-use scheme that has synergy with the hospital. We feel this is a major omission from the plan and therefore the CNP is not maximising its potential for incorporating sustainable growth over its plan period. In fact, in the case of housing growth its vision is almost solely based on committed developments rather than looking forward to future development sites.</p> <p>This ties in with our earlier comments concerning changes to the Neighbourhood Area and settlement boundaries and we believe as a result of this concern raised, the CNP does not meet the Basic Condition of being consistent with national policy given that the NPPF instructs authorities to plan positively for growth (paragraph 16 of the previous NPPF and paragraph 59/80 of the revised NPPF).</p>	<p><b>Noted, no amendments required.</b> The outcomes specifically refer to access to excellent health facilities.</p>
NCC	Page 13 Objectives	<p>There are typing errors. <b>Remove colons at the end of each objective.</b> In addition, the following suggestions are made, to improve clarity.</p> <p>2. Reinforcing Cramlington’s sub-regional employment role “To reinforce the town’s sub-regional employment role by: ensuring land is available for employment development; <b>and</b> supporting investment in the provision of modern competitive employment space. <del>thereby</del> <del>Thereby,</del> retaining jobs...”</p> <p>3. Improving our Town Centre “To add to the mix of commercial activity in the town centre, <del>improve</del> <b>improving</b> its accessibility for residents and visitors. <del>thereby</del> <del>Thereby,</del> strengthening its role...”</p>	<p><b>Amend.</b></p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>4. Investing in our infrastructure                      “.... through investment and robust management. <del>thereby.</del> <del>Thereby,</del> improving its setting and...”</p> <p>5. Promoting and integrating sustainable transport                      “....recreational and cultural facilities, which they require on a day to day basis....and connections between places and activities within Cramlington and destinations beyond.</p> <p>7. Protecting and enhancing our public open spaces                      “...whilst improving the range of good quality open spaces and streetscapes, which residents appreciate...”</p>	
NCC	Page 15 Para 5.2	There is a typing error: “...a sustainable Cramlington, in summary...” should read “a sustainable Cramlington. In summary...”	<b>Amend.</b>
Dysart Developments Limited	Para 5.9 and 5.10	Consistent with our comments above, the CNP should better identify the Strategic Policies which are not out of date. It is our Client’s view that many of those policies which are referred to in this chapter (paragraph 5.9 and 5.10) can be considered out of date when assessed against the policies of the NPPF. In this instance the CNP needs to explain under which strategic policies it is being prepared (to meet the Basic Conditions).	<b>Noted, no amendments required.</b> This matter will be addressed in the Basic Conditions Statement that accompanies the Submission Plan.
NCC	Page 17 Policy CNP1 The sustainable development of Cramlington	<p>This policy supports sustainable development and its intentions in this respect are supported by the LPA.</p> <p>Though amenity impacts are covered in policies CNP8, 9, 23 and 25, it is suggested that an additional criterion is added to address amenity in a wider context: <b>“Minimise its impact on amenity for new and existing residents, businesses and other land uses in the vicinity of the development.”</b></p> <p>Limiting Policy CNP1 to “new major development” is contrary to the NPPF (s.2, para 9), which puts no limit on the scale of ‘development’. In addition, this policy excludes other forms of development including change of use. The existing policy is therefore too narrow in its application to contribute towards the achievement of sustainable development and therefore fails to meet this basic condition.</p>	<b>Support welcomed, and comments noted, amend as suggested.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<b>It is suggested that the policy is amended to delete the word “major”; in addition, supporting paragraph 5.12 should be amended to delete the word “major” plus the 3 accompanying bullet points.</b>	
Environment Agency	Policy CNP1 The sustainable development of Cramlington	We suggest adding that new development should avoid Flood Zones as defined by the Environment Agency’s Flood Map <a href="https://flood-map-for-planning.service.gov.uk/">https://flood-map-for-planning.service.gov.uk/</a>	<b>Noted, no amendments required.</b> Policy CNP1 includes a criterion regarding flood risk.
Alan Potts	Policy CNP1 The sustainable development of Cramlington	I believe that it should be a requirement for ALL new and any buildings undergoing roof replacements, of the correct orientation, to have the maximum area of solar panels fitted and, preferably integrated into the roof covering.  Any future expansion of Cramlington should be carried out with minimum disruption and inconvenience to existing residents, infrastructure improvements should be done before development commences not as after thoughts and all development should be of a quality to enhance Cramlington, not to maximise development company profits.	<b>Noted, no amendments required.</b> A requirement to include solar panels on all new development would exceed national requirements. With regard to infrastructure provision, Policy CNP24 requires this to be provided within a timescale to be agreed with the Local Planning Authority.
Coal Authority	Policy CNP1 The sustainable development of Cramlington	The Coal Authority is pleased to see that Policy CNP1 of the Neighbourhood Plan identifies that constraints to development arising from land instability will need to be assessed and where necessary appropriate mitigation secured by planning conditions.	<b>Support welcomed, no amendments required.</b>
Historic England	Policy CNP1 The sustainable development of Cramlington	We are pleased to see reference to the historic environment in Policy CNP1 and supporting paragraph 5.7, but this should be expanded to mention setting. (See below for our concerns about the weakness in addressing setting as a topic in the SEA.) In Policy CNP1, the word “quality” should be changed to “significance”, and the word “maintained” changed to “conserved”. These two terms are defined	<b>Support welcomed, and comments noted, amend as suggested.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>in the NPPF and will bring much greater accuracy and clarity to the application of your policy. Significance is a very important concept in historic environment planning policy, underpinning the way heritage assets and their settings are managed through decision-making. You would not want to undermine your plan by using weaker words open to interpretation. Setting is also worth mentioning here, for example by inserting “including the setting of heritage assets” after “historic environment” in paragraph (h).</p>	
<p>Dysart Developments Limited</p>	<p>Policy CNP1 The sustainable development of Cramlington</p>	<p>In relation to Policy CNP1, our Client supports the notion of the need to balance economic growth and housing provision, however the policy is currently worded in a way which infers that this is mutually exclusive to the protection and enhancement of green spaces. This clearly is not the case and so this element of the policy should be amended accordingly. Likewise, the policy needs to recognise that a push to create additional jobs within Cramlington, needs to be matched by a suitably ambitious approach to housing growth to ensure sustainable patterns of development are maintained. It is not clear that the policy would be able to achieve this aim.</p> <p>Section (e) of the policy relates to previously developed land and reusing empty buildings. This section of the policy requires rewording as it gives an impression that there is a sequential preference for brownfield land, whilst the NPPF is clear that such development should be encouraged rather than be mandatory.</p> <p>Policy CNP1 also refers to the use of planning conditions. It should be made clear in the plan that the use of such conditions should be minimal and that this should not include the use of pre-commencement planning conditions. This is in line with the current thrust of national planning policy and guidance.</p>	<p><b>No change.</b> The policy clearly refers to the balance between housing and economic growth whilst protecting/ enhancing the environment/ green spaces. It is not mutually exclusive. The place supports a significant level of housing growth over the plan period – this is clear within criterion ‘a’. With regard to previously developed land – it is considered that criterion ‘e’ accords with the requirements of the NPPF and there is no suggestion that the reuse of previously developed land is mandatory. It is not necessary to set out guidance regarding the use of planning conditions within the plan as this is set out within national guidance.</p>
<p>NCC</p>	<p>Page 18 Policy CNP2 Promoting good quality</p>	<p><b>For clarity and ease of use, it is suggested that criterion (b) is deleted as its substance is duplicated in criteria (a) and (c). The word ‘character’ should be added to criterion (c), after “prevailing”.</b></p>	<p><b>Amend.</b></p>

Consultee	Policy/ Para	Comment	Response/ proposed change
	design in new development	In addition, it is suggested the reference to “density” in criterion (a) is too prescriptive: the policy could be improved to better reflect the NPPF (paragraph 127c).	
Dysart Developments Limited	Policy CNP2 Promoting good quality design in new development	Policy CNP2 relates to promoting good design. This is clearly an important factor when promoting future development, however there is clear balance to be struck between securing well designed places but allowing sufficient flexibility. Our Client considers section (a) of this policy to be inflexible in nature in that it stipulates that development should reflect the density and grain of the surrounding development. Whilst this might be appropriate in some contexts, it may not always be the case. For instance, there may be other environmental factors which mean development needs to be of a different density or grain than surrounding uses and the nature of the design of a scheme more generally should reflect site specific circumstances. As such, this policy requires amending in order to emphasise that design should be reviewed on a case by case basis. This will better help promote sustainable development (thereby meeting a key Basic Condition).	<b>Amend.</b>
NCC	Page 19 Policy CNP3 Development in the open countryside	Suggested amendment for clarity, in line with NPPF (para 83): (a) “Is directly related to the business and operational needs of agriculture, forestry or other land-based rural industries”. Suggested amendment for clarity, in line with NPPF (para 79): (g) “Involves the conversion of redundant <b>or disused</b> rural buildings, <b>provided that</b> the building <b>is</b> structurally...”	<b>Amend.</b>
Dysart Developments Limited	Policy CNP3 Development in the open countryside	Policy CNP3 relates to development in the open countryside. In line with our views above, our Client’s land should be included within the boundary of the CNP and the settlement boundary and be identified as a mixed-use development opportunity. In the absence of this however, Policy CNP3 should allow greater flexibility for sustainable development to emerge beyond the settlement boundary over the plan period. This reflects the NPPF where it emphasises that sometimes development is best accommodated through planning for extensions to existing settlements (paragraph 52 of the previous NPPF and paragraph 72 of the revised NPPF). Our Client seeks a revision to	<b>Noted, no amendments required.</b> It is not possible for the Neighbourhood Plan to allocate the site for development as it lies outside the Neighbourhood Plan Area. The Town Council considers that Policy CNP 3 and the proposed settlement boundary, accord with the requirements of the NPPF.

Consultee	Policy/ Para	Comment	Response/ proposed change
		the policy on this basis as it is considered the current boundaries are overly constrained.	
NCC	Page 22 Para 6.18	There are typing errors: the tables are incorrectly numbered. Replace: <b>“Table 3” with Table 2</b> <b>“Table 4” with Table 3</b> <b>“Table 5” with Table 4</b>	<b>Amend.</b>
NCC	Page 22 Table 2	The figure for the capacity of site CNP4b is stated as 6 in the plan but 34 in the supporting document.	<b>Amend</b> background paper.
NCC	Page 23 Table 4	The figure for the capacity of site CNP4j is stated as 8 in the plan but 17 in the supporting document.	<b>Amend</b> background paper.
NCC	Page 23 Para 6.20	It would appear that a word is missing from the first sentence. Suggested amendment: “The Town Council considers it is appropriate for the Plan to support a level of house building <b>that</b> is appropriate to make up for the low....”	<b>Amend.</b>
NCC	Page 23 Policy CNP4 Housing	The aspect of this policy relating to the South West Sector has been superseded by the commencement of development in this part of Cramlington, and is now out of date. Whilst it is acknowledged that there is a lapsed permission in the Sector, it is still the case that the policy won’t work in the way it’s currently presented because its principal intention – a masterplan – is obsolete. Criterion (d): “East Coast Mail Railway” should read <b>‘East Coast Main Line’</b> .	<b>Amend.</b>
Coal Authority	Policy CNP4 Housing	As you will be aware the Neighbourhood Plan area lies within the current defined coalfield. According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of approximately 163 mine entries, recorded and likely unrecorded coal workings at shallow depth, surface mining activity and mine gas sites. Neighbourhood Plans which allocate sites for future development within the defined Development High Risk Area should take account of the risks posed by past coal mining activity. Consideration should also be given to any allocations located in areas of surface coal resource. We assume that the	<b>Noted, no amendments required.</b> All sites have been assessed in light of information provided by NCC.

Consultee	Policy/ Para	Comment	Response/ proposed change
		sites covered by Policy CNP4 have been assessed against the data provided to the LPA in respect of Development Risk and Surface Coal Resource plans.	
Dysart Developments Limited	Policy CNP4 Housing	<p>This section maps out the rationale for the allocations for housing within the CNP. Tables 2 – 4 list those sites identified, and these comprise chiefly of sites which already benefit from planning permission. This includes the development of the South West Sector, which comprises the vast majority of housing growth in the town. Policy CNP 4 supports those housing allocations. Whilst our Client supports housing growth in Cramlington, it objects to the current approach outlined in the CNP in that it largely allocates sites which already benefit from planning permission, rather than planning positively for future growth by identifying new sites to come forward. This is especially important given the plan period runs until 2033.</p> <p>It is estimated that many of the sites identified will be completed before the end of the plan period and so additional growth opportunities should be included in the CNP. It should also be highlighted that as part of our Client’s representations to the Regulation 18 consultation of the NLP, analysis was undertaken to show an uplift in housing growth was required across the county; including in Cramlington. We would therefore expect this growth to be incorporated within the CNP as well.</p> <p>The development of the South West Sector is noted as completing the original vision for Cramlington, however, in light of our comments above, further growth opportunities should be sought outside of this. In this instance the opportunity of our Client’s land to contribute to the growth of the town (as a mixed use development) should be noted and boundaries of the CNP (both the Neighbourhood Area and settlement boundary) should be amended accordingly.</p>	<p><b>Noted, no amendments required.</b> The Cramlington Housing Needs Assessment (2018) estimated the quantity of housing needed across the Plan area by considering a number of different growth options:</p> <ul style="list-style-type: none"> <li>• The Northumberland Five Year Supply of Deliverable Sites (2017-2031) – this produces a target on 1,388 dwellings;</li> <li>• National household projections (2014 based) – this produces a target of 1,807 dwellings; and</li> <li>• Past dwelling completion rates (2001 to 2017) – this produces a target of 441 dwellings.</li> </ul> <p>As the plan will support the delivery of around 3,600 new dwellings it will support significant growth.</p>
Transport England	Policy CNP4 Housing	Both the Neighbourhood Plan and emerging Local Plan documents highlight growth of Cramlington in terms of housing, due to the close proximity to Newcastle City Centre. The Neighbourhood Plan identifies sites with planning	<b>Amend</b> Add text to explain that the figures within the Neighbourhood Plan use a different base date (2011) to

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>permission (under construction) of 335, sites without planning permission of 3,323 and Allocated housing of 33 dwellings. the Local Plan identifies pre-submission only and suggests 2,500 dwellings. Clarification regarding housing numbers would be beneficial, as part of Highways England’s response to the emerging Local Plan.</p>	<p>those within the emerging Northumberland Local Plan (2016), this accounts for the difference in the figures. The Cramlington Neighbourhood Plan fully recognises and reflects what is contained within the Publication Draft Northumberland Local Plan (2019) in terms of the level of housing needed within the parish.</p>
NCC	Page 25 Policy CNP5 Extending choice in housing	<p>For clarity, the following amendments are suggested to criterion (a): “Evidence of housing needs, including the current Strategic Housing Market Assessment (2018) and the Cramlington Local Housing Need Assessment (2018) and any subsequent updates”</p>	<p><b>Amend.</b></p>
John Wonders	Policy CNP5: Extending choice in housing	<p>Housing options &amp; choice are very important. As people grow older, their housing needs change. This needs to be addressed with a range of options, including Extra Care models of housing for those who need it later in life. In terms of housing, the town needs to continue to develop a wide range of housing options. An important factor is housing for older people, who's needs change over time. I don't see any mention of extra care housing, which is a natural progression for people in old age.</p> <p>Also, I don't think that there should be an outright ban on building in areas previously designated for industrial use. We seem to have an overprovision of industrial land &amp; buildings. This has been the case for the last 25 years that I have lived here. I am not sure that the West Hartford site is necessary or that it will ever take off. There is lots of land &amp; property on the Bassington/ Nelson industrial areas so why not concentrate further industrial development on a smaller number of areas? The former Wilkinson Sword site looks much better since houses were built on it. In my view, an eyesore has been removed.</p>	<p><b>Noted, no amendments required.</b> Providing housing for older people is a key issue for the plan. It is identified in objective 1. Paragraphs 6.21 – 6.26 provide a detailed commentary on the future needs of households across the plan area, including for the ageing population and policy CNP5 seeks to ensure that new development addresses that need.</p> <p>The plan does not propose an ‘outright ban’ on building on areas previously designated for industrial use – this is clear within policy CNP10.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
Bernard Wiley	Policy CNP5: Extending choice in housing	Is there going to be any provision for retirement homes within the town? I have in mind the private developments that provide apartments/small houses together with some common facilities for retired people like the one just completed in the centre of Morpeth. This may then offer older residents of the town the opportunity to downsize their properties and free up some of the existing housing stock.	<b>Noted, no amendments required.</b> The plan supports the provision of housing for the ageing population.
Steven Wilson	Policy CNP5: Extending choice in housing	There are no provisions for the ageing population of Cramlington, the new homes that are being built do not offer a chance for older people to "down size" so they have to remain in there 3 and 4 bedroom homes rattling around as builders seem to be hell bent in conjunction with county planners to build huge homes instead of offering a choice for the older community, have a walk around manor walks and see the demographic trend of the people shopping who live in Cramlington, maybe NCC have demographic figures and if they have I would be interested in the population split!!! I could comment on the majority of the proposal but in short it neither excites me or encourages me to remain a resident of Cramlington.	<b>Noted, no amendments required.</b> The plan supports the provision of housing for the ageing population.
Dysart Developments Limited	Policy CNP5: Extending choice in housing	Policy CNP5 stipulates that housing mix should have regard to and be informed by the current Strategic Housing Market Assessment (SHMA) and local housing need assessment. This element of the policy requires amending given that it needs to endure over the entire plan period (up to 2033) and should refer to the latest evidence on housing needs (whatever that may be). This policy also needs to reflect the latest definition of affordable housing within national planning policy and guidance. It should be noted that the sites identified do not make a notable contribution towards specific housing needs such as elderly care. Sites such as our Client's land does provide this opportunity and so its inclusion could play a key role in addressing specific housing needs over the plan period.	<b>Amend.</b>
NCC	Page 27 Policy CNP6 Providing lifetime	It is suggested that paragraph 1 is amended to reflect planning policy guidance: "...which have a combined floorspace of no more than 1,000m <sup>2</sup> ( <b>gross internal area</b> )...."	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
	affordable housing	<p>In paragraph 2, it would be helpful to know which evidence is referred to here and the extent to which that evidence is independent.</p> <p>There appears to be text missing in paragraph 3: “In exceptional circumstances, off-site provision or a financial contribution <b>may be sought</b>, where this can be robustly justified...”</p> <p>Criteria (b) is problematic. There are no housing sites allocated within Cramlington in the draft local plan, and as such, it is suggested that the policy is amended to read: “...will be used to deliver affordable housing within the Neighbourhood Plan area, <b>where opportunities arise.</b>”</p> <p>For clarity, paragraph 4 should be amended to: “..... by providing an independent viability assessment of the scheme costs and end values <b>and pay for this to be checked by the Local Planning Authority.</b>”</p> <p>Paragraph 4 and bullet points (c), (d) and (e) appear to relate primarily to affordable homes to buy. The wording should be amended to also reflect affordable rentals.</p>	
Dysart Developments Limited	Policy CNP6 Providing lifetime affordable housing	<p>Policy CNP6 relates to affordable housing. Our Client agrees that it is important that housing which is affordable should be provided as part of future development proposals, however the application of affordable housing in policy should be flexible by offering the potential for off-site and financial contributions (in lieu of affordable housing). This is permitted in the policy, although this is only in exceptional circumstances (which are not defined) and that a financial contribution would be dictated by an amount set by the local planning authority (rather than by negotiation). The policy should be amended so that there is greater scope and flexibility to offer off-site and financial contributions towards affordable housing. This should also recognise the wider definition of affordable housing in national planning policy and guidance and the ability to take into account viability in calculating affordable housing contributions. This will ensure that the policy is consistent with the NPPF and PPG (so will meet the Basic Conditions).</p>	<p><b>Noted, no amendments required.</b></p> <p>The policy approach reflects that required by national policy.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
NCC	Page 27 Para 6.33	This is too obviously lifted from the old NPPF and should be updated to reflect paragraph 127 of the new planning framework.	<b>Amend.</b>
Paul Naughton	Building Design Principles	Cramlington was a new town before new towns were a thing, with the ongoing development we have a real opportunity to be truly sustainable and support the creation of employment opportunities by linking planning policy to renewable generation. The building design principles state there is 'general support' for renewable generation provided the visual impact is not too intrusive. If we linked planning approval to the inclusion of micro generation in the town so every new property had to be supported by solar or wind power we create a localised demand. Companies looking to develop these technologies are more likely to locate in our industrial estates and Cramlington becomes known as a town that truly cares and is truly working to minimise the growth of the town on the environment.	<b>Noted, no amendments required.</b> A requirement to include micro generation on all new development would exceed national requirements.
Historic England	Building Design Principles	In "Cramlington Design Principles", mention should be made of the need for a different approach in the conservation area. Here, legislation requires special attention to be paid to preserving or enhancing character and appearance, including significance derived from setting.	<b>Amend.</b>
NCC	Page 29 Policy CNP7 Creating high quality new places through good quality housing design and layout	Criterion (f) is out of date. It should be amended to remove "Lifetime Homes Standard" because this has been withdrawn and replaced with optional technical standards for accessible and adaptable housing / NDSS. Criterion (g) should be tightened up: "Embed the required infrastructure as part of the development to allow access to <b>superfast</b> broadband, <b>unless it can be demonstrated through consultation that this would not be possible, practical or economically viable.</b> " In addition, colleagues in Public Health suggest, and we support this proposal, that reference is made – in the policy or the supporting text – to health and well-being using something like the Sport England Active Design Checklist or NHS England's Healthy New Town Programme (10 point framework available now but full guidance due 2019).	<b>Amend.</b>
Historic England	Policy CNP7	Policy CNP7 on housing design and layout could include reference to protecting heritage assets and their setting, just as it does for the natural	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
	Creating high quality new places through good quality housing design and layout	environment and just as heritage is referenced in Policy CNP9 on employment and the economy.	
Dysart Developments Limited	Policy CNP7 Creating high quality new places through good quality housing design and layout	As outlined earlier in these representations, our Client agrees that good design is an important component in planning, however this needs to be sufficiently flexible so as to not stifle future development. It is considered that Policy CNP7 and its associated text are too rigid in their application and do not take into account site specific circumstances which may mean the criteria found in the policy (and within the Cramlington Design Principles found in paragraph 6.36) cannot be applied. This is not consistent with the aims of national planning policy and so needs to be amended (including the removal of the Design Principles section at paragraph 6.36).	<b>Noted, no amendments required.</b> The Town Council consider that the approach proposed accords with the requirements of national policy and guidance.
Alan Potts	Policy CNP8: Making the most of the existing housing stock	I believe that it should be a requirement for ALL new and any buildings undergoing roof replacements, of the correct orientation, to have the maximum area of solar panels fitted and, preferably integrated into the roof covering.	<b>Noted, no amendments required.</b> A requirement to include solar panels on all new development would exceed national requirements.
Dysart Developments Limited	Policy CNP9: Growth in employment and the economy	Our Client supports the growth of employment development in Cramlington and believes its land could incorporate employment opportunities as a mixed-use development that has synergy with the adjacent hospital. Consistent with our points above, the boundaries of the Neighbourhood Area and the settlement boundary should be adjusted accordingly, and our Client's land identified for mixed-use development. It is also important that any employment growth is matched with housing allocations to ensure balanced and sustainable development is achieved. This	<b>Noted, no amendments required.</b> The promoted site lies outside the Neighbourhood Plan Area boundary. The plan proposes both housing and employment growth.

Consultee	Policy/ Para	Comment	Response/ proposed change
		should be reflected in CNP9 to ensure that sustainable development can be achieved (meeting the Basic Conditions).	
John Wonders	Policy CNP10: Protecting main industrial sites	Whilst I appreciate the need to retain land for potential industrial development, I feel that there is probably overprovision. There seems to be many empty properties and surplus land on the various industrial estates. The housing development on the old Wilkinson Sword site has improved the area. Such developments should be disregarded out of hand & considered in other areas. I am not sure that the West Hartford site will ever take off! Is it really needed?	<b>Noted, no amendments required.</b> Evidence prepared as part of the emerging Northumberland Local Plan illustrates the importance of Cramlington's location for employment development.
Arch	Para 8.17	Within the supporting text to policy CNP11 (para 8.17) of the draft CNP it is stated that ' <i>Policy CNP11 defines the town centre and primary shopping area boundaries, which have been drawn to reflect new development which has taken place since the boundaries were defined in the Blyth Valley Local Plan. The proposed town centre boundary also includes land for future development to the south of the Primary Shopping Area</i> '. Furthermore, it is notable that in draft policy ECN18 (Defining centres in Main Towns) of the draft Northumberland Plan Regulation 18 Consultation (albeit limited weight can be applied to the document at this stage) suggests that Neighbourhood Plans can redefine town centre and primary shopping area boundaries. In view of this, it is also recommended that the CNP provides support to the proposed redevelopment of the land to the south of Manor Walks where it helps to maintain and contribute to the role, vitality and viability of the Town Centre. We also suggest that the CNP, and specifically policy CNP11, are regularly monitored to assess if the PSA should be extended to any further appropriate areas within the Town Centre. This would future-proof the CNP and provide robust support for the vitality and continued viability of Cramlington town centre, allowing for the comprehensive redevelopment of the land to the south of Manor Walks, and resulting in beneficial impacts on the PSA and wider town centre, through increased retail, leisure and community use offer. The following aerial imagery details the general extent of the land (within the red line) which we consider should be included within the PSA boundary:	<b>Noted, no amendments required.</b> The land identified within the submission is proposed to be included within the Town Centre Boundary which would support development which helps to maintain and contribute to the role, vitality and viability of the Town Centre. The effectiveness of the policies within the plan will be monitored once it is in place.

Consultee	Policy/ Para	Comment	Response/ proposed change
			
NCC	Page 38 Policy CNP11 Ensuring a vital and vibrant town centre	<p>Criterion (a) should be amended for greater clarity to read: "Locating main town centre uses within the <b>Town Centre Boundary or Primary Shopping Area, as appropriate</b>, as defined on the Policies Map;"</p> <p>It would be useful to understand the drivers behind the intentions of criterion (b).</p>	<b>Amend</b>
Arch	Policy CNP11 Ensuring a vital and vibrant town centre	<p>Whilst we recognise and welcome the positive tone of draft policy CNP11 towards development within the town centre, we consider elements of policy CNP11 to be contradictory.</p> <p>It is necessary to firstly draw attention to the principles for town centre development contained within the National Planning Policy Framework (NPPF). The NPPF is the starting point for sequential and retail impact assessments and it clearly sets out the eligibility requirements for a sequential test within paragraph 86. This states that planning applications for <u>main town centre uses</u> - which <u>are not within an existing centre</u> - must apply a sequential test. Main town centre uses are defined within the NPPF as:</p>	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p><i>'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)' (NPPF Glossary).</i></p> <p>Planning Practice Guidance (PPG) advises us further that <i>'the sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of town centre locations, with preference for accessible sites which are well connected to the town centre. It supports the viability and vitality of town centres by placing existing town centres foremost in both plan-making and decision-taking'</i>. Paragraph: 008 Reference ID: 2b-008-20140306</p> <p>With reference to the requirements for an impact assessment, the NPPF details these at paragraph 89. This requires applications for retail development <u>outside of Town Centres</u> - which exceed a proportionate, locally set floorspace threshold - require an impact assessment.</p> <p>In relation to impact testing, PPG states <i>'the purpose of the test is to ensure that the impact over time (up to 5 years (10 for major schemes)) of certain out of centre and edge of centre proposals on existing town centres is not significantly adverse. The test relates to retail, office and leisure development (not all main town centre uses) which are not in accordance with an up to date Local Plan and outside of existing town centres. It is important that the impact is assessed in relation to all town centres that may be affected, which are not necessarily just those closest to the proposal and may be in</i></p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p><i>neighbouring authority areas'</i>. Paragraph: 013 Reference ID: 2b-013-20140306</p> <p>Taking the NPPF as the principal reference to guide local policy, Draft CNP Policy CNP11 gives clear support to the re-use or redevelopment of vacant buildings and sites within the Town Centre boundary for retail (A1), financial and professional (A2) and food and drink (A3) at ground floor level. We welcome this approach and it aligns with the Framework.</p> <p>However, that same policy, then goes on to advise that planning applications for <u>main town centre uses</u> (defined as above) should be located within the Primary Shopping Area and that <u>all retail development beyond the Primary Shopping Area</u> will be subject to a <u>sequential test</u> in relation to the scale and nature of development.</p> <p>Furthermore, policy CNP11 also proposes that planning applications for <u>more than 1,000 square metres of gross retail floorspace outside of the Primary Shopping Area</u> will be subject to <u>impact testing</u>.</p> <p>To subject all retail proposals (which are outside of the Primary Shopping Area but within the Town Centre boundary) to a sequential test and all large-scale retail proposals (which are outside of the Primary Shopping Area but within the Town Centre boundary) to impact testing is entirely contradictory in its approach and does not reflect the principles of the NPPF.</p> <p>The NPPF is clear that the requirement for retail sequential and impact assessment relates to edge of centre and out of centre sites only.</p> <p>Furthermore, we note that the CNP specifically acknowledges that retail and main town centre uses are considered acceptable within the Town Centre boundary. We therefore question why sequential and retail impact assessments are required for Town Centre sites? What is the evidence base</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>for this? Cramlington Town Centre is tightly constrained by the existing road network. Visitors to the Town Centre and PSA are ultimately limited to a contained area. There is very limited opportunity for sprawl beyond the town centre.</p> <p>The need for such assessments within a Town Centre boundary is particularly pertinent when considering the redevelopment of the land to the south of Manor Walks; the development of new main Town Centre uses in this Town Centre location will significantly boost spend and footfall to the wider centre, increase visitor numbers to the wider centre through a strengthened retail and leisure offer, ultimately enhancing the town’s vitality, vibrancy and ongoing competitiveness.</p> <p>Therefore, in order to align the CNP correctly with the provisions of the NPPF and ensure the soundness of the plan, it is considered appropriate for the draft CNP to not subject retail proposals (outside of the PSA but within the Town Centre boundary) to either a sequential assessment or a retail impact assessment, when clearly NPPF requirements deem the Town Centre boundary as appropriate for such uses.</p> <p>We also seek clarification as to why these main Town Centre uses are only supported at ground floor level by the draft policy. It is not considered necessary to limit A1, A2 and A3 uses to ground floor.</p> <p>The land south of Manor Walks is the only opportunity to deliver a more comprehensive retail and leisure offer for Cramlington and Arch are committed to delivering this now within 5 years. The draw of a wider and more vibrant shopping and leisure destination for visitors of the Town Centre would deliver benefits including a boost to visitor numbers to the PSA and wider town centre, ensuring Cramlington remains a competitive main town centre within Northumberland and the wider region.</p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Clearly, as our client also owns Manor Walks shopping centre, it should be appreciated that they will not propose development which would detract from their existing landholding. Consequently, the proposed redevelopment of the land to the south of Manor Walks should be supported by policy CNP11 without being subject to unnecessary testing. Furthermore, the statement <i>'Support is given to the re-use or redevelopment of vacant buildings and sites within the Town Centre for retail (A1), financial and professional (A2) and food and drink (A3) at ground floor level'</i> advocates retail within the Town Centre boundary.</p> <p>Policy CNP11 is therefore considered to be contradictory when considering which use classes are deemed appropriate on land, such as that to the south of Manor Walks, which lies within the Town Centre boundary as shown on the proposals map (blue outline) yet is beyond the defined PSA boundary (red outline).</p> <p>Recommendations                      We therefore suggest that Policy CNP11 is re-drafted as follows:  <i>New development located within Cramlington Town Centre, as defined on the Policies Map, will be supported where it helps to maintain and contribute to the role, vitality and viability of the Town Centre, including:</i>                      a) <i>Locating main town centre uses within the Primary Shopping Area <b>and Town Centre boundary</b>, as defined on the Policies Map;</i>                      b) <i>Supporting the development of more places to eat and drink in the Town Centre; and</i>                      c) <i>Supporting the re-use or redevelopment of vacant buildings and sites within the Town Centre for retail (A1), Financial and professional services (A2) or Food and drink (A3) <del>at ground floor level</del>; and</i>                      d) <i>Supporting residential development in the Town Centre as part of mixed use schemes, at first floor level or above where it can be demonstrated that</i></p>	

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p><i>the reuse or redevelopment of the building or site in its entirety for a retail or leisure use would not be viable.</i></p> <p><i>The following developments will be subject to impact testing:</i></p> <p><i>e) Proposals for more than 1000m2 gross retail floorspace outside the <del>primary shopping area</del> <b>Town Centre boundary</b></i></p> <p><i>f) Proposals for leisure-related buildings of 2500m2 gross floorspace, not linked with wider open space activities or hotel use, that are outside the Town Centre boundary; and</i></p> <p><i>g) Proposals for office uses that are more than 2500m2 gross floorspace outside the Town Centre boundary.</i></p> <p><i>All retail development beyond the <del>Primary Shopping Area and proposals for other town centre uses beyond the</del> Town Centre boundary, will be subject to a proportionate and appropriate sequential test in relation to: the scale of the proposal; and its nature in terms of the type of service or goods offered.</i></p> <p><i>Where it is demonstrated that a town centre use can only be accommodated at an edge or out of centre location, priority should be given to accessible sites that are well connected to the town centre and where possible, well related to residential areas, existing services and public transport.</i></p>	
John Wonders	Policy CNP11 Ensuring a vital and vibrant town centre	<p>As far as retail is concerned, Manor Walks is very popular &amp; capable of expansion. Now that the library &amp; Police Station have gone, this could make way for further retail development. The old Health Centre/ Social Services building is long overdue for replacement &amp; maybe another site would be possible. I know from experience that this has been considered in the past. Smaller retail units need to be safeguarded outside the town centre to provide services to the various estates.</p> <p>In terms of retail facilities, Manor Walks though somewhat dated, provides good shopping facilities. Further extension to take up land vacated by the library &amp; police station should be considered, to incorporate extra parking. The health centre/ social service building isn't really fit for purpose &amp; should be re-provided either on another site, or as part of the development of</p>	<p><b>Noted, no amendments required.</b></p> <p>The proposed town centre boundary would support the redevelopment of the sites identified. The requirements for additional parking would be considered by NCC as the Highway Authority. Policy CNP 23 seeks to support the provision and protection of local shopping areas outside the main town centre.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		Manor Walks. The need for more local small shopping areas elsewhere in the town & as part of further housing developments also needs to be incorporated. We all need somewhere to call easily for milk & other urgent supplies.	
Dysart Developments Limited	Policy CNP11 Ensuring a vital and vibrant town centre	Policy CNP11 seeks to ensure the future vitality and viability of Cramlington Town Centre. Whilst this is consistent with the NPPF and PPG, the policy needs to accommodate instances where localised retail is provided for new development. This can be important to enhance a development's sustainability but Policy CNP11 as drafted may frustrate this by forcing an applicant to undertake a sequential assessment in this instance and potentially an impact assessment. Our Client believes the policy response requires amending in this instance. The current NPPF also now does not require that office development undertake an assessment of impact. Therefore section (e) of Policy CNP11 should be deleted.	<b>Noted, amend where required.</b> To ensure compliance with the NPPF.
Historic England	Policies CNP11 & 12	In Policies CNP11 and CNP12 on the town centre, we recommend mentioning the need for a different approach in the conservation area as the Town Centre boundary extends to cover part of the designated heritage asset.	<b>Noted, no amendments required.</b> This issue will be addressed through the application of other policies within the plan, specifically policy CNP 22.
Paul Naughton	Policy CNP12 Improving the quality of the town centre environment	It would be great to see a major hotel chain in Cramlington (The Village, Jury's Inn, Crown Plaza, Hilton or similar; not travel lodge or premier inn, something that adds value). Get this linked to improved rail connections and Cramlington gets access to business travel market that currently passes us by.	<b>Noted, no amendments required.</b> Policy CNP 11 would support the development of a hotel within the town centre and identifies how proposals for main town centre uses outside the town centre will be assessed, in accordance with the NPPF.
NCC	Page 39 Policy CNP12 Improving the quality of the	Colleagues in Public Health suggest, and we support this proposal, that this policy is amended to reflect the importance of public transport, particularly with regard to health and well-being. The Town Council and Working Group may want to consider the addition of an extra criterion:	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
	town centre environment	<b>Be designed to support provision of accessible and efficient public transport routes</b>	
NCC	Page 40 9. Connectivity of development sites	For clarity and ease of use, it is suggested that this section is re-ordered to bring supporting text and policies connected to active travel together (Policies CNP13 and CNP15). Re-numbering of policies would therefore be necessary: CNP15 would become CNP14 CNP14 would become CNP16	<b>Amend.</b>
NCC	Page 40 Para 9.1	There is a typing error: “increase” should read “increased”	<b>Amend.</b>
NCC	Page 41 Policy CNP13 Connectivity of development sites	This policy is too imprecise to be meaningful: the sense of “reinforced” is unclear and requires clarification. As such it is contrary to NPPF para 16(d). Colleagues in the Economy and Regeneration Service suggest, and we support the proposal, that this policy is amended to include a preference for new housing developments to be accessible to public transport and a preference for through roads which would maximise the chances of these developments being served by commercial services. In addition, colleagues in Highways and Public Health, suggest, and we support the proposal, that additional routes are added to Policy CNP13, as follows: <ul style="list-style-type: none"> <li>• <b>Northumberlandia from the north and south</b></li> <li>• <b>North Tyneside area along Fisher Lane to Seaton Burn junction</b></li> <li>• <b>South-west sector</b></li> </ul>	<b>Amend.</b>
Dysart Developments Limited	Policy CNP13 Connectivity of development sites	Integrating new development with existing walking and cycling routes is required under Policy CNP13. This in particular emphasises links to the Northumbria Specialist Emergency Care Hospital. However, our Client considers the overly restrictive approach to the Neighbourhood Area boundary and settlement boundary is likely to hinder this. In light of our comments above, the boundary to the CNP needs to be re-examined and extended to incorporate our Client’s land which should be identified as a mixed-use development opportunity).	<b>Noted, no amendments required.</b> The Town Council considers it is appropriate for the Neighbourhood Plan to follow the boundary of the Parish. This was designated by Northumberland County Council (NCC) on 4 February 2014. As the promoted site lies within the Seaton Valley

Consultee	Policy/ Para	Comment	Response/ proposed change
			Neighbourhood Plan Area any opportunities for its future redevelopment should be considered by Seaton Valley Council.
NCC	Page 41 Policy CNP14 Improvements to east-west road links	There is an issue with the alignment of the East-West Link Road. A current planning permission for a housing development (Centre Point) requires the western section of the link road to start at a new roundabout from the existing junction to Nelson Village rather than from the existing Station Road roundabout, which is the proposed alignment shown on the draft Neighbourhood Plan policies map. (See comments relating to the Policies Map, above).	<b>Amend.</b>
Bernard Wiley	Policy CNP14: Improvements to east-west road links	Is there any plan to improve the main road access into the town? If the plan to change the Moor Farm roundabout to restrict the access to the High Pit road to buses goes ahead then access from the South will be limited. Would it be possible at the junction of Dudley Lane and the A19 to add a slip road for traffic leaving Dudley Lane from Cramlington and going South on the A19. Then traffic from the South side of Cramlington can get to Moor Farm roundabout and either go South on the A19 or head into Newcastle.	<b>Noted, no amendments required.</b> This is a strategic matter that would need to be addressed through the Northumberland Local Plan.
Alan Potts	Policy CNP14: Improvements to east-west road links	I note that the line of the long awaited east west link road, Station Road bypass, is shown as a dotted line following the original proposed route and is not that preferred by the Centre Point development companies. Is this a policy change? I believe Station Road should be closed to through traffic immediately as we, the residents, have waited approximately 50 years for this promised improvement.	<b>Amend.</b>
Neil Taylor	Policy CNP14: Improvements to east-west road links	I live on Station road in Cramlington and so have an interest in what is planned for our towns future. I am most interested in the link roads which appear on the 2031 plan which was published in the News Post Leader recently. When will work on these start as the new houses are being built at the Nelson Village end already. Does their plan coincide with yours so these link roads can go ahead? I Eagerly await your reply.	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Jonathan Barlow	Policy CNP14: Improvements to east-west road links	<p>Generally speaking, I thought the Neighbourhood Plan as it stands is well intentioned and says many of the correct things. However, I disagree fundamentally with the proposals for East-West link roads with the town. Specifically, those that seek to use existing Greenspace at Eastfield and Parkside.</p> <p>Attached to this email is a document submitted as part of the Local Plan which indicates how and why this 20th century solution is no longer appropriate to 21st century highways and mobility problems. It indicates that there is no reasonable justification for this proposal in terms of;</p> <ul style="list-style-type: none"> <li>• Road Safety;</li> <li>• Local Highways Road Capacity, or;</li> <li>• Local, Regional, National Policy</li> </ul> <p>Furthermore, the future of mobility in 20 years will look fundamentally different to that of today. Changes in taxation brought about by electric/hydrogen vehicles along with rising concepts such as autonomous vehicles, Mobility As A Service and sustainable transport will reduce the need to make small scale trips in and around Cramlington. Commuters also travel north-south during peak periods not east-west and the main congestion hotspots will soon be tackled by Highways England at Seaton Burn and Moor Farm anyway.</p> <p>Local Town/County Councillors already attempt to reduce traffic do this by reducing speed limits and promoting walking buses to local schools- why should their views to transport differ whilst long term Neighbourhood planning?</p> <p>In the context of the above, these well used green spaces should be better put towards the enhancement of local walking/cycling routes in addition to sport and recreational play. This will improve health, well being and activity levels for the benefit of all.</p>	<p><b>Noted, no amendments required.</b> The need for improvements to east-west link roads are defined within both the current and emerging local plan documents. The plan seeks to support the provision of integrated and sustainable transport solutions particularly through policies CNP 13, CNP 15 and CNP 16.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>Given the recent news from the International Panel on Climate Change that we must fundamentally change our habits to prevent irreversible environmental damage and more visibly, the biggest threat to western health and well being is obesity and inactivity assets like this should be developed correctly as opposed to simply building an unnecessary link road.</p> <p>Personal experience suggests that once a road is developed and trips by private car are made easier general traffic increases. this makes encouraging walking buses and active travel more difficult. Furthermore all existing uses will cease; after all who chooses to walk their dog or allow their children to play adjacent to a "busy road"?</p>	
<p>Carol Wilson</p>	<p>Policy CNP14: Improvements to east-west road links</p>	<p>Please could you explain if the plans are still on hold to build the link road on the field between Eastfield Green and Parkside? Also are there plans to build houses on the land?</p> <p>After just talking to Bob and your info on facebook I understand the link road from B1505 is still being proposed.</p> <p>I would like to object to this in regarding to it being one of the only green spaces that is used by hundreds of people from, the Eastfield ,Mayfield and Parkside estates for leisure and well being, we have nothing else close by. Also there is the wildlife, habitat and green space that is contributing to cleaner air.</p> <p>We have always been on the understanding the road was just proposed to be a connection road then a few years ago we heard there may be a roundabout/slip road ? from A189 which we couldnt get clarified at the time, from the duel carriageway which would be horrendous with noise level and pollution. Over the years with the volume of increased traffic on the A189 we live with constant noise and air pollution already.</p> <p>We understand this land is unsafe because of the coal mines and this is part of the reason the field constantly has a pond when it rains heavenly and the drains on the road cant cope with the run off and we cant get through because of flooding. I have lived here over 30 years and every year the</p>	<p><b>Noted, no amendments required.</b></p> <p>The policies map identifies the proposed location of the East-West link roads, however this requires amendments following comments. The policies map also identifies the areas which are proposed for housing development, local green space and protected open space. Flooding and land stability matters will be considered in detail through the development management process.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		council has to dig up the road and alter the train level as it slowly sinks into the road. It was also pointed out years ago that any kind of land disturbance and construction could cause subsidence of properties built on the surrounding area of the field. Our house being one of them.	
Environment Agency	Policy CNP 15 Walking and cycling network	Support	<b>Support welcomed, no amendments required.</b>
Paul Naughton	Policy CNP 15 Walking and cycling network	The cycle network in Cramlington is great, as are the links to Nothumberland. If you want to join the north Tyneside routes you have to follow muddy tracks across fields through seghill and back worth. Improving this link will help reduce the reliance on cars for residents.	<b>Noted, no amendments required.</b>
John Wonders	Policy CNP16: Cramlington Railway Station	It was interesting to read the Neighbourhood Plan. We have a very vibrant & pleasant town. We should not loose sight of the fact that Cramlington is a also a commuter town to Newcastle & this should be capitalised on. We have good transport links to the city centre. The train service to Newcastle is good throughout the day, but the evening service could be improved. Part of the problem is accessibility to the train station. Parking is totally inadequate. If parking was improved (& preferably free) I am sure that more commuters would use the trains as part of a park & ride system. The journey by train into Newcastle only takes about 10 mins. I live relatively near the station yet it takes about 20-25 mins to walk there. More thought & energy needs to be given to encouraging & making improvements to make rail transport a real option.  We live in an amazing town & it's growth & future is very important. The plan doesn't seem to sufficiently acknowledge that Cramlington is also a popular commuter town for those working in Newcastle/ Tyneside. In this respect, I feel that more needs to be done to make the train service more viable. The train takes about 10 mins to arrive in Newcastle, yet the service is underused.	<b>Noted, no amendments required.</b> The draft plan clearly identifies the links with Tyneside and the importance of transport links and highlights parking issues.

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>I believe that this is because the parking arrangements discourage park &amp; ride facilities. I live relatively near to the station, but it still takes about 20- 25 minutes to walk there. Other parts of the town are even further away. Increased parking needs to be provided (preferably free parking to encourage people to use trains). The train service is also very limited at night. I am sure that a late night service out of Newcastle would work.</p>	
<p>Transport England</p>	<p>Section 9 - general</p>	<p>The development potential identified in both the Neighbourhood Plan and emerging Northumberland Local Plan documents are not too dissimilar but do not appear to correlate exactly, as outlined below. However, the principle issue with the Neighbourhood Plan is its failure to recognise the operation of the SRN and the need for major interventions if the SRN is to function and the aims of the Plan are not to be frustrated.</p> <p>The Local Plan identifies that developments may have an impact on the SRN within the vicinity of Cramlington, including the A1 south towards Seaton Burn and A19/A189 Moor Farm roundabout which already has existing problems. However, the Neighbourhood Plan despite identifying in excess of 3,500 potential dwellings does not recognised the operation of or impacts at the SRN that could emerge due to developments.</p> <p>Highways England note the impact arising from development in Cramlington on the operation of the A1/A19 Seaton Burn to Moor Farm corridor, and the need for major interventions if the operation of the SRN is not to be compromised. This is recognised within the emerging Northumberland Local Plan and should be equally recognised in response to the Cramlington Neighbourhood Plan.</p> <p>It should also be noted that Highways England are currently working with Northumberland County Council in relation to the emerging Local Plan and its impacts at the SRN. The outcome of this work will advise on the ability of the Neighbourhood Plan to be realised as envisages.</p>	<p><b>Amend</b> Add text to explain it not the role of the CNP to address strategic matters and therefore any issues regarding the strategic road network are addressed within the emerging Northumberland Local Plan.</p> <p>Also add text to explain that the figures within the Neighbourhood Plan use a different base date (2011) to those within the emerging Northumberland Local Plan (2016), this accounts for the difference in the figures.</p> <p>All major housing sites which are included within the 3,600 dwelling figure are under construction.</p> <p>The Cramlington Neighbourhood Plan fully recognises and reflects what is contained within the Publication Draft Northumberland Local Plan (2019) in terms of the level of housing needed within the parish.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
Historic England	Para's 10.1 and 10.2	In Enhancing the Environment, the historic environment should get a mention in the opening paragraph 10.1. Paragraph 10.2 should mention setting, and you could also mention other heritage assets in addition to the CA, including non-designated heritage assets. (See below for our concerns about the lack of attention paid in the SEA to listed buildings and non-designated heritage assets, including archaeology.)	<b>Amend.</b> Include reference to historic assets in paragraph 10.1 however as the section does not propose a specific policy on other heritage assets it is not considered necessary to amend paragraph 10.2.
Environment Agency	CNP 17 Green Infrastructure Networks	Support	<b>Support welcomed, no amendments required.</b>
Dysart Developments Limited	CNP 17 Green Infrastructure Networks	The CNP, through Policy CNP17, identifies the importance of linking and integrating key pieces of the Green Infrastructure. As land is excluded from the Green Belt, our Client's site can address this opportunity; particularly with reference to surrounding land to the east and south, creating beneficial green infrastructure links that would benefit the wider town. Again, the plan's boundaries should be amended to allow this to take place as part of a sustainable mixed-use development.	<b>Noted, no amendments required.</b> The Town Council considers it is appropriate for the Neighbourhood Plan to follow the boundary of the Parish. This was designated by Northumberland County Council (NCC) on 4 February 2014. As the promoted site lies within the Seaton Valley Neighbourhood Plan Area any opportunities for its future redevelopment should be considered by Seaton Valley Council.
NCC	Page 46 Policy CNP18 Local Green Space	Policy CNP18 proposes to designate 3 areas as local green space and its intentions in this respect are supported by the LPA. However, it is difficult to identify the sites to be designated as local green space. While these are listed within the policy, they are not numbered, either within the policy itself or on the policies map. It would be helpful if these could be numbered, for example, 1-3 both within the policy and on the policies map. In addition, it would be helpful if the site names within the policy could be revised to provide absolute certainty (for example, the inclusion of street names where possible).	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		In addition, a second paragraph should be added to clarify “very special circumstances”: <b>Development of the land will not be permitted other than where very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the Local Green Space by reason of inappropriateness, and other harm, is clearly outweighed by other considerations.</b>	
NCC	Page 47 Policy CNP19 Open Space	Policy CNP19 proposes to designate areas as protected open space and its intentions in this respect are supported by the LPA. The system of bullet points used to identify each area of open space is inappropriate: for ease of use, numbers should be employed to identify the areas of open space; letters should be employed for the criteria. The areas should be clearly identified (by number) on the policies map. In addition, clarification is required regarding these criteria – should and / or follow criterion (hh)?	<b>Amend.</b>
Alan Potts	Policy CNP19 Open Space	I am disappointed that the area north of Station Road behind the Villas is left as a white area without references on your plan, and is not identified as a green open space according to " Northumberland News," "Your Council Working for you" August 2018, and it does not appear in the list of open spaces.	<b>Noted, no amendments required.</b> The Local Green Space and Protected Open Space background paper explains the background to the proposed designations.
Paul Naughton	Policy CNP20: Protecting trees and woodland	I like the inclusion of protection of trees however this needs to come with a commitment for maintenance. We have trees in Northburn just behind our boundary fence line that have not been maintained and now risk damaging our property; I like the good they do but that will change the day a storm brings them down and I send a bill to the council for cost of repairs due to not planning the maintainable of these when granting planning permission.	<b>Support welcomed, no amendments required.</b> The maintenance of trees is not a planning matter.
NCC	Page 48 Policy CNP21 Allotments	The system of bullet points used to identify each allotment is inappropriate: for ease of use, numbers should be employed to identify the allotments; letters should be employed for the criteria. The allotments should be clearly identified (by number) on the policies map.	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>In addition, clarification is required regarding the second criterion. Suggested amendment:            (k). <del>Replacement allotments can be provided in the vicinity which are of equivalent size and quality.</del> <b>A replacement allotment of at least equivalent quality and quantity, in a convenient location for the users, is provided fit for use, prior to the loss of the allotment land or any part of it.</b></p>	
NCC	Page 49 Policy CNP22 Cramlington Village Conservation Area	<p>Paragraph 1 should be amended for clarity, and to meet the recognised requirements of the NPPF (paragraph 190) and the Planning (Listed Buildings and Conservation Areas) Act 1990 (s.72):            “New development in <b>or within the setting of</b> the Cramlington Village Conservation Area, as defined on the Policies Map, will be supported where the development preserves or enhances the character <del>and</del> <b>or</b> appearance of the Cramlington Village Conservation Area and its setting.”            Criterion (a) would appear to be superfluous as it is difficult to see a distinctive layout of lanes and alleyways in the Conservation Area.            Criterion (d) “Promote land uses appropriate to the Conservation Area” is not supported by legislation or policy; it would be open to misinterpretation and would be difficult to use in decision-making. Therefore, it is advised that this criterion is removed.            In addition, it would be useful to add a further paragraph that addresses the potential impact of development on heritage assets as per paragraph 184 of the NPPF:  <b>Proposals that would have a detrimental impact on, or result in the loss of heritage assets, will not be supported, unless it can be demonstrated that the harm or loss is necessary to achieve public benefits that outweigh that harm or loss, as appropriate to the significance of the heritage asset.</b></p>	<b>Amend in part.</b> The policy is not proposing to cover other heritage assets within the plan area.
Historic England	Policy CNP22 Cramlington Village Conservation Area	We welcome that Policy CNP22 sets out local issues to help apply higher level policy on conservation areas. We recommend the following amendments to this policy:	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<ul style="list-style-type: none"> <li>• Change “New development in...” to “Development in or affecting the setting of...” to reinforce the impact development might have if sited outside the conservation area.</li> <li>• Remove the phrase “as defined on the Policies Map” because completing Community Action 1 might lead to a change in the conservation area’s boundary, making the line on the Policies Map out of date until the neighbourhood plan is reviewed. It is better to rely on the local planning authority’s statutory duties to separately publish a conservation area boundary when designating or amending it.</li> <li>• Under (c), “acknowledge” is too weak a word to accord with the legislative requirement to “pay special attention” to the desirability of preserving or enhancing the character and appearance of a conservation area. We recommend a vocabulary change here. In addition, we recommend you insert “architecture and” before “townscape”.</li> <li>• The wording of (d) could be enhanced to reference the overlap with Policy CNP7 on the town centre, as part of the conservation area is within that designation.</li> </ul>	
NCC	Page 51 Policy CNP23 Community Facilities	<p>There would be difficulties in implementing this policy, given the very broad interpretation of ‘community facilities’ in paragraph 11.6. It is suggested that this paragraph is amended to reflect paragraph 92 of the NPPF.</p> <p>There is a typing error in paragraph 2: “...will be protected from loss development, unless:” should read “...will be protected from loss <b>through</b> development, unless:”</p> <p>It would appear that there is a word missing after criterion (a) – either ‘and’ / ‘or’</p>	<b>Amend.</b>
NCC	Page 51 Policy CNP24 Infrastructure	Consideration should be given to the amendment of this policy insofar as not every development would be required to provide infrastructure, services and/or community facilities.	<b>Amend.</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
Stephen Gibson	Policy CNP24 Infrastructure	<p>One of the biggest failings of housing development across the whole of the UK in recent years has been the disconnect between increased housing provision and the infrastructure and services that are required to support this. The Cramlington Neighbourhood Plan attempts to avert this issue but is very light on certain details, namely education and health provision. An increase in housing / population of the magnitude identified must include provision of these services to a least the level they currently are and preferably an improvement (eg smaller school class sizes; better access to doctors etc). These services should ideally be provided prior to or at the same time as new housing. Can the council confirm that this is the case in the Plan ? Can the council confirm in the Plan that if these services are delayed for any reason that that housing development will be delayed also. I see this as vital to the existing population of Cramlington that health and educational services already in place are not degraded or made less accessible as a result of new housing development.</p> <p>Can the council also clarify the position regarding Cramlington Learning Village. Is this to be expanded to accommodate additional children in the new housing ? Are there any plans to change the catchment area(s) in Cramlington as a result of proposed new housing development ? Are there any plans to create a new high school ?</p>	<p><b>Noted, no amendments required.</b> The majority of housing development identified within the plan has planning permission. As part of the assessment of the applications NCC considered the infrastructure requirements. As part of the preparation of the Northumberland Local Plan, NCC are preparing an Infrastructure Delivery Plan which will consider the infrastructure requirements that are necessary to support the level of development proposed across Northumberland.</p>
John Wonders	Policy CNP24 Infrastructure	<p>Infrastructure is important &amp; it would have been interesting to see more about this in the plan. Health provision &amp; education provision need to expand proportionately with town plan growth otherwise services will be overstretched &amp; become inadequate to meet needs. The SW Sector development did originally make provision for health facilities in that area, but I am not sure if this is still the case. The plan would benefit from some clearer indication of how these needs will be addressed.</p> <p>Infrastructure is very important. We are lucky to have a great new hospital on the edge of town &amp; this will help the town to prosper, as staff will want to live near to their place of work. However the provision of school places &amp; health</p>	<p><b>Noted, no amendments required.</b> The majority of housing development identified within the plan has planning permission. As part of the assessment of the applications NCC considered the infrastructure requirements. As part of the preparation of the Northumberland Local Plan, NCC are preparing an Infrastructure Delivery Plan which will consider the</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>facilities need to be reflected more clearly in the plan to take account of further housing developments. I know that the plans for the SW sector did include provision for education &amp; health facilities, but I am not sure that this is still the case. People who resist further housing development often site inadequate provision of school places &amp; primary health care resources as a major concern. Surely a plan as important as this needs to reflect on such provision?</p> <p>Infrastructure is very important. We are lucky to have a great new hospital on the edge of town &amp; this will help the town to prosper, as staff will want to live near to their place of work. However the provision of school places &amp; health facilities need to be reflected more clearly in the plan to take account of further housing developments. I know that the plans for the SW sector did include provision for education &amp; health facilities, but I am not sure that this is still the case. People who resist further housing development often site inadequate provision of school places &amp; primary health care resources as a major concern. Surely a plan as important as this needs to reflect on such provision?</p>	<p>infrastructure requirements that are necessary to support the level of development proposed across Northumberland.</p>
Steven Wilson	Policy CNP24 Infrastructure	<p>Although I appreciate change there is nothing in this report that encourages me to be happy,a lot of what is in this submission are words and words only.It is frightening the amount of new homes that are proposed to be built,in the 45 years that I and my wife have lived in Cramlington there has been "NO" infrastructure improvements to Cramlingtons roads,the promised east west link road between the station roundabout and parkside roundabout remains undone,the link road between the roundabout at the mayfield estate and east field remains undone,the station roundabout is too say the least inadequate especially when st Nicholas manner is completed,the use of parkside roundabout as a BUS STATION is unacceptable,the introduction of the 20mph around Manor walks is ridiculous as it dosnt create a safer environment as we have a huge number of drivers within Cramlington who don't take any notice of speed limits,and the likely hood of these areas being policed is nil.The exit and entrances into Westmorland park are a joke,the exit</p>	<p><b>Noted, no amendments required.</b> The majority of housing development identified within the plan has planning permission. As part of the assessment of the applications NCC considered the infrastructure requirements. As part of the preparation of the Northumberland Local Plan, NCC are preparing an Infrastructure Delivery Plan which will consider the infrastructure requirements that are necessary to support the level of development proposed across Northumberland.</p>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>onto station road at busy times is a joke so in reality if NCC/Cramlington town council allow more and more homes to appear on what is left of our green spaces traffic volumes will make it impossible to navigate around the area,the Sainsbury roundabout is Cramlington town centres main HUB and to watch single and double decker buses negotiate this roundabout is farcicle,things need to change for the better for the community and not to the detriment of the area,this report does not inspire me at all and can only make things more and more difficult as a resident of Cramlington.</p>	
Carol Wilson	Policy CNP24 Infrastructure	<p>I do not agree with the planning permission that has gone through for all the new house, the amount, the green field sites, no schools, doctors and extra shops. Cramlington cant cope with the traffic we have now and its only getting worse. We are loosing wildlife habitats and it cant be good for the future environment and air pollution. I have lived in Cramlington for over 30 years and stopped many years ago using the facilities we have at Manor walks because of the parking, I prefer to travel out of town to shop, I would prefer not to and want to support my local are, we dont even use the cinema and eating areas because of the same reason. Building more houses is only going to make it worse. More car park is going to help a little now but not when the houses are built. If building is needed there are lots of areas on the industrial estates that have been left empty for years that could be used instead of nearer to the village.</p>	<p><b>Noted, no amendments required.</b> The majority of housing development identified within the plan has planning permission. As part of the assessment of the applications NCC considered the infrastructure requirements. As part of the preparation of the Northumberland Local Plan, NCC are preparing an Infrastructure Delivery Plan which will consider the infrastructure requirements that are necessary to support the level of development proposed across Northumberland.</p>
NCC	Page 52 Para 11.13	<p>There is a typing error in this paragraph. Suggested amendment: “General health across all wards in the Plan area are at, or close to the average for Northumberland; however East Cramlington Ward displays the poorest <del>with,</del> with Cramlington Village and West Wards also poor.”</p>	<p><b>Amend.</b></p>
NCC	Page 52 Policy CNP25 Healthy Communities	<p>There is a typing error in criterion (a): “equitably” should read “equitable”.</p>	<p><b>Amend.</b></p>

Consultee	Policy/ Para	Comment	Response/ proposed change
Environment Agency	Policy CNP25 Healthy Communities	Support	<b>Support welcomed, no amendments required.</b>
Dysart Developments Limited	Policy CNP25 Healthy Communities	Policy CNP25 seeks to promote health communities. It is considered our Client's land can help fulfil the requirements of Part A of this policy through a mixed-use scheme which is linked to the function of the hospital. On this basis our Client's land should be included within the Neighbourhood Area and settlement boundary and allocated as a mixed-use development accordingly. This would ensure the CNP is promoting sustainable development consistent with the NPPF and PPG and which meets the Basic Conditions required for a Neighbourhood Plan.	<b>Noted, no amendments required.</b> The Town Council considers it is appropriate for the Neighbourhood Plan to follow the boundary of the Parish. This was designated by Northumberland County Council (NCC) on 4 February 2014. As the promoted site lies within the Seaton Valley Neighbourhood Plan Area any opportunities for its future redevelopment should be considered by Seaton Valley Council.
Historic England	Community Action 1 Cramlington Village Conservation Area	The inclusion of Community Action 1 is very welcome. We recommend including a timeframe, for example within 5 years. You could also consider mentioning the general themes or areas of search that a boundary review might address. In this respect we would encourage you to ensure a boundary review included consideration of any special interest to be found in parts of the new town. The Twentieth Century Society published a report in 2017, the 50th anniversary year of conservation area legislation, which considered the designation of twentieth century historic townscapes as conservation areas. It was aimed at raising awareness of the contribution that twentieth century heritage makes to the wider historic environment and of the benefits of conserving it for future generations as part of the narrative of the country's planning and development history. The report (which can be downloaded here <a href="https://c20society.org.uk/publications/c20-conservation-areas/">https://c20society.org.uk/publications/c20-conservation-areas/</a> ) includes a set of "potential future conservation areas" or extensions to conservation areas, including a suggestion that the small area of low-density, low-rise, flat-roofed housing between Church Street and Northumberland	<b>Support is welcomed and comments noted, no amendments required.</b> The Town Council cannot currently commit to the completion of the review within five years and does not currently have details on the scope of the review.

Consultee	Policy/ Para	Comment	Response/ proposed change
		Road, next to the existing conservation area, has the potential to be assessed for inclusion in a slightly enlarged boundary. Local planning authorities have a duty to review past conservation area designations from time to time to determine if any further parts of their area should be designated. Our own advice suggests the twentieth century is often the most undervalued and vulnerable period when considering conservation areas, making it important to recognise, where appropriate, the contribution made by more recent townscapes (Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1, 2016). We would be happy to discuss this further with you in due course.	
Historic England	Community Action 2 & 5	Community Actions 2 and 5 are also welcome. We recommend using our advice in Streets for All when carrying out these actions ( <a href="https://historicengland.org.uk/images-books/publications/streets-for-all/">https://historicengland.org.uk/images-books/publications/streets-for-all/</a> ).	<b>Noted, no amendments required.</b>
Paul Naughton	Community Action 4 Car parking	Parking, the plan talks about increased controls around the town center and resident only parking. We need extra capacity now and it needs to be without a four hour max stay. Where is the long promised multi story car park? How are we to attract visitors to the town if they can't bring their cars?	<b>Noted, no amendments required.</b> Parking areas around Manor Walks are owned and controlled by the centre's owners. Additional temporary parking on the site of the old Police Station has recently been provided and permanent additional parking features in the future development plans for the shopping centre. Parking restrictions in the vicinity of the town centre are designed to restrict non-resident parking in residential streets
Environment Agency	Community Action 7 Fostering Wild Spaces	Support	<b>Support welcomed, no amendments required.</b>
NCC	Policies Map	Nelson Recreation Ground (allocated housing site CNP4i) should be added to the policies map.	<b>Amend</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>The settlement boundary in the north should be checked: generally, it follows the northern edge of the dual carriageway, except at the roundabout when it follows the southern.</p> <p>The alignment of the East-West road link is incorrect: it should start at a new roundabout from the existing junction to Nelson Village (rather than from the existing Station Road roundabout).</p>	
Derek Hildreth	Policies Map	<p>What is this? Some contour lines with coloured in areas and dotted lines? What information is a member of the general public supposed to glean from this?</p> <p>You say "Let's hear what you think" well, where are there any defining items which could be easily identified ie, roads, Manor Walks identified, railway lines, Village Square etc, etc. If any of these were identified then mere mortals whose vote may be crucial, could have a chance to understand what the future planning is for the area of where they live. Also, the Legend could be more explained ie, the relevance and numbering of the particular identification areas on the drawing. I think this is a poor example of keeping the public informed.</p> <p>I look forward to a revised publication in the next issue of the News Post Leader.</p>	<p><b>Noted, no amendments required.</b></p> <p>The policies map has a clear key which explains the proposals within the plan, linked to specific policies. The Town Council would be happy to discuss any specific areas of confusion.</p>
Heather Brannigham	Policies Map	<p>The copy of the plan of proposals is no clearer on line (the key is so small it's illegible) than it was in "The Leader" which gave colours to indicate "just what?!!!" and one of the colours stated was not even on the map!!! Who compiled this rubbish? The lack of information on the said plan does not give the reader any idea what it is a map of - no roads marked or estates or even Manor Walks. I am certainly not the only person who is confused by this map which a five year old could have made a better job. If you people want the opinion of the local population you must do a much better job than this.</p>	<p><b>Noted, no amendments required.</b></p> <p>The publication in the newspaper explained that hard copies of the plan were available from the Town Council offices and online.</p>
Gordon Milward	Policies Map	<p>The visual representation poses a challenge in terms of trying to relate its content to the town - some major roads being clearly shown would have helped.</p>	<p><b>Noted, no amendments required.</b> It is considered that the level of detail on the Policies Map is appropriate. The consideration of any current</p>

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		<p>I am reservedly enthused by the lack of shading in the area south of the river Blyth and running west from East Hartford. I believe the land east of the NFRS HQ to be owned by a farmer and to the west, by a central government department. What authority does the Plan have over the rights of Westminster to use its land as it sees fit?</p> <p>There was and I believe remains a planning application for 501 houses on West Hartford and even if this does not go ahead, the land is, I have heard, described as industrial land. The lack of shading may, therefore, be inaccurate and demand a colour of its own to show the possibility of development.</p> <p>Furthermore, the plan as shown on the NPL wraparound is not the same as this version on the facebook page</p> <p>It is, however, the same as the one of the CTC website. Two versions are not the best way to prompt/ensure accurate feedback. The difference between the two is that on the FB version there are two significant areas relating to industrial development at the west end of West Hartford and to the west of East Hartford. These do not appear on the wraparound and website versions. Clarity would be welcome.</p> <p>In any event, I would contend that the area as described above should be left as it is. The need for even more housing (in addition to that below) is negligible and there is ample empty industrial space elsewhere in the industrial estates that we already have. Not every part of the town needs to be man-made nor man-managed and any argument that industrial use creates local jobs is flawed as there is no restriction as to where new employees come from.</p>	<p>planning applications is a separate process to the consultation on the neighbourhood plan. The information available online clearly set out which documents were available for comment. The draft plan is not proposing housing development at West Hartford. Sites proposed for development and proposed open space/ green space were clearly identified on the Policies Map.</p>

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		<p>I am, as are others with whom I speak, concerned about the housing development within the SW of the town, 1600 houses I believe. This urban sprawl from the A1068 east to the East Coast Mainline is massive and will put substantial pressure on the current infrastructure. Whilst 1600 council tax accounts will be warmly welcomed by the local authority, 3200 cars on the roads and car parks, 3200 children that need education, 1600 families that need doctors and dentists present huge increases in demand. Where is the detail of how this will all work going forward?</p> <p>A recent display at Concordia (not the one on 15/9/18) had the SW housing development spreading east but only as far as Beacon Lane (so the area from that lane east to the rail line was not shown as to be developed). On the plan it appears to still be across the entire range so again, which is the correct representation?</p> <p>Broadly, the plan appears to balance differing needs reasonably but I would welcome greater detail about what 'green space' looks like. A park that acts as a focal point for those with poor intent and so petty crime and disorder is not what anyone wants and careful thought needs to be applied design in order to reduce the likelihood of this.</p> <p>Emphasis on child and dementia are vital.</p>	
Environment Agency	SEA	We support an approach whereby “Overall, the Plan is predicted to have significant positive effects on biodiversity in the long term. This is due to multiple plan policies seeking to achieve enhancement and a gain in biodiversity.”	<b>Support welcomed, no amendments required.</b>
Historic England	SEA	It is of great concern that comments we raised at the SEA Scoping stage (our letter of 17 March 2017 to Rob Naples at Northumberland County Council, ref: PL00021009) do not appear to have been taken into account when completing the SEA or compiling the Environmental Report. Errors and omissions in the Scoping Report which we highlighted have been repeated in	<b>To be considered as part of update to the SEA</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>the Environmental Report, suggesting the SEA is insufficiently strong, accurate or complete.</p> <p>For example, section 3.2.3 still refers to 26 “locally listed buildings”. As we stated in March, these are statutorily listed buildings, ie. a national designation (there is no Local List in Northumberland and thus no locally listed buildings). Listed buildings are designated heritage assets. The same section still fails to mention Cramlington Conservation Area, which is also a designated heritage asset. It also fails to mention the potential for non-designated heritage assets, for example by reference to relevant entries in the county Historic Environment Record; there is no evidence this has been searched. There is still no mention of archaeology. There is no clear assessment of significance of heritage assets, including that gained from their setting, a point also made in our 2017 letter. This weakens the proportionate yet robust evidence base needed to help demonstrate soundness at examination. The process should benefit from baseline information on the condition, significance, sensitivity and capacity for change across the historic environment as part of the SEA process. There is no reference to relevant historic environment legislative requirements (for example that for listed buildings). When carrying out the assessment, section 5.6 does not address the listed buildings or non-designated heritage assets including archaeology, and when addressing the conservation area it does not discuss impact on its setting. It does not appear to clearly set out the significant effects on the historic environment which might be experienced as a result of the plan, and there is an associated risk that historic environment issues have become conflated solely with landscape issues.</p> <p>As well as the points above, we refer you back to our 17 March 2017 letter and suggest these points are addressed so the SEA process is accurate and complete, and properly assesses cultural heritage. As previously suggested,</p>	

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Dysart Developments Limited	SEA	<p>our publication Sustainability Appraisal and Strategic Environmental Assessment, Historic England Advice Note 8 (2016) provides advice.</p> <p>The PPG is clear that not all Neighbourhood Plans require the submission of a Strategic Environmental Assessment (SEA) as part of their preparation. It states that:  <i>“Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in regulation 9 of the Environmental Assessment Plans and Programmes Regulations 2004.”</i> (Reference ID: 11- 027-20150209)</p> <p>It is unclear whether there has been a formal screening stage undertaken for the SEA (rather the document makes reference to the SEA being ‘screened in’). Our Client therefore has concerns that procedurally, the CNP has not been prepared correctly and as such, would not meet the Basic Conditions in that the process is not compatible with European Union obligations.</p> <p>The SEA does seek to assess an alternative and considers changes to the settlement boundary as well as alternative sites. However, we do not deem the analysis to the proposed boundary to be thorough and robust, rather it reads more like a fait accompli in that it fails to mention amendments to boundaries to accommodate future sustainable growth of Cramlington (for instance through examining land that has previously been released from the Green Belt) rather it is narrow in nature and effectively assess one additional alternative as opposed to exploring other possibilities. The result of this is that it chooses to base the boundary on extant permissions and in most instances simply follows the built form of the town.</p> <p>The inference from the SEA is that this is the only way in which to ensure sustainable development can be achieved. Our Client disagrees with this</p>	<b>To be considered as part of update to the SEA</b>

Consultee	Policy/ Para	Comment	Response/ proposed change
		<p>notion and believes that the boundary is overly restrictive and instead will hamper sustainable growth over the plan period. We therefore believe alternatives have not been thoroughly assessed.</p> <p>The SEA also does not explore whether the Neighbourhood Area itself has been appropriately defined or whether it needs amending to accommodate additional opportunity for growth opportunities (consistent with some of the evidence used to inform the Settlement Boundary Background Paper). As this is the case, the site analysis is incomplete as it does not assess the development potential of our Client’s land adjacent to the hospital.</p> <p>Indeed, the Options Assessment contained in Appendix C of the SEA confirms this as when issues of Housing, Population and Community are explored it only analyses growth on the basis of the South West Sector (which is an extant permission anyway) rather than whether other boundary changes could be made to secure growth and sustainable development for the town over the entire plan period (up to 2033).</p> <p>Given these issues raised, we have significant concerns regarding the preparation and analysis of the SEA and believe it does not meet the Basic Conditions. The SEA therefore needs to be revisited on the basis of our comments above.</p>	
Natural England	SEA	<p>Natural England are satisfied that the Strategic Environmental Assessment (SEA) environmental report considers relevant environmental issues including potential impacts on biodiversity, land and soils, air quality and the potential effects of climate change. The Neighbourhood Plan should always seek to avoid environmental impacts by directing development away from the most sensitive areas with mitigation considered only when this is not possible.</p>	<p><b>Support welcomed, and comments noted, no amendments required.</b></p>

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		We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.	
Natural England	HRA	<p>The SEA accompanying the Neighbourhood Plan stated that Northumberland County Council (NCC) provided an HRA screening opinion and concluded that the plan “is not likely to have a significant effect on any European Sites.” The screening opinion was not available at Northumberland County Council’s website at the time Natural England were consulted.</p> <p>Further to discussion with NCC and Cramlington Town Council, Natural England are aware that an HRA is being produced and will be provided as a supplementary document to the plan. Natural England will comment on the HRA separately.</p> <p>The HRA may conclude that amendments to the Neighbourhood Plan will be necessary to prevent adverse effects on European Sites as a result of land allocated for development. We therefore may provide further advice on the Neighbourhood Plan and its policies after we have received the HRA.</p>	<b>Noted, no amendments required.</b>

**Comments received during drop in event**

Consultee	Comment summary	Response/ proposed change
Helen Walsh	We still have questions regarding the use of land behind West Hartford Fire Station and the fact that the planning application is still in progress for 501 houses.	<b>Noted, no amendments required.</b> The plan is not proposing to allocate land at West Hartford.
Helen Walsh	With the increase in housing numbers how will the high school cope with numbers of students and where will our child go to school if there is not room for him in 2024?	<b>Noted, no amendments required.</b> The majority of housing development identified within the plan has planning permission. As part of the assessment of

Consultee	Comment summary	Response/ proposed change
		the applications NCC considered the infrastructure requirements. As part of the preparation of the Northumberland Local Plan, NCC are preparing an Infrastructure Delivery Plan which will consider the infrastructure requirements that are necessary to support the level of development proposed across Northumberland.
T Ambrose	Enquiry of school numbers	<b>Noted, no amendments required.</b> This enquiry should be directed to the local education authority.
T Ambrose	Possible confusion in titles in 'village square' and 'town square' in the plan. it should be made clear which one we have got and which one we haven't got.	<b>Noted, no amendments required.</b> It is referred to the village square within the plan as it is located in Cramlington Village.
T Ambrose	In the area of Whitehouse Farm a historic site was identified some years ago as of interest as archaeology (Anglo Saxon) is it still being considered?	<b>Noted, no amendments required.</b> Policies in the plan seek to conserve and enhance both designated and un designated heritage assets. It is not the role for the plan to designate new areas/ sites.