

Craster Neighbourhood Plan

Consultation Statement

March 2020

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1. Introduction

- 1.1 This consultation statement has been prepared to fulfil the legal obligations set out in the Neighbourhood Planning (General) Regulations 2012. Section 15(2) of the regulations, define that a consultation statement must contain:
- Details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - An explanation of how the persons and bodies were consulted;
 - A summary of the main issues and concerns raised by the persons consulted; and
 - A description of how those issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 In order to meet the requirements of the Regulations, this consultation statement sets out:
- The background to the preparation of the Craster 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 during 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 Craster Parish Council (CPC) 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.

2. Background to the Craster Neighbourhood Plan

- 2.1 On 29 January 2019, the parish of Craster was designated as a neighbourhood area for the purposes of neighbourhood planning. CPC is a small parish, with only seven councillors. As a result it was determined that it was not necessary to establish a separate neighbourhood plan steering group. Work on the plan was therefore led by the full parish council and progress discussed at parish council meetings.
- 2.2 The main driving force behind the decision of the parish council to prepare a neighbourhood plan was concern at the level of second and holiday homes across the parish. During the summer of 2019 the parish council conducted a survey which was sent to all residential properties in the parish. The survey sought feedback on an approach to limit any new build residential development within the parish to that which would be permanently occupied.
- 2.3 The preparation of the CNP has involved inclusive engagement, all of which will be discussed further in this document. The parish wide survey informed the preparation of the Craster Pre-Submission Draft Plan, which was subject to consultation during January and March 2020. The draft plan identified:
- The context in which the plan has been prepared – an overview of Craster and the opportunities and challenges for the plan to address;
 - A positive vision for the future of the Craster Neighbourhood Plan area; and
 - How the vision of the plan will be delivered through a planning policy that will be used to determine planning applications for new residential development within the plan area - providing a framework for sustainable development.
- 2.4 The Submission Draft Craster Neighbourhood Plan (March 2020) is a revised version of the Pre-Submission Draft Craster Neighbourhood Plan (January 2020). It is supported by an updated evidence base and has been modified to take into account of representations received.
- 2.5 The key stages in the preparation of the plan can be summarised as:

29 January 2019	Designation of the Craster Neighbourhood Area
August 2019	Parish wide survey
January – March 2020	Pre-Submission Draft Plan engagement, including a drop-in event
April 2020	Submission

3. Early Engagement

- 3.1 In order to inform the preparation of the draft CNP the parish council undertook a parish survey, which was sent to all residential properties in August 2019 (appendix 1).
- 3.2 The survey sought views on the proposed approach of the neighbourhood plan to limit any new build development within the parish to that which would be permanently occupied.
- 3.3 The parish council received 11 responses to the survey all but one of which supported the approach to introduce a principal residency restriction, comments included:
- Need to understand the expected need for additional housing in the parish and the type of housing required. If there is no anticipated shortage then no new housing should be approved;
 - Lack of a general store in the village is an issue if more housing is proposed;
 - Concern that the village is a ghost town in the winter with no sense of community;
 - Questions whether there are any sites left to be developed within the village;
 - Concern that young people cannot afford to live in the village which means there are very few young families;
 - Lack of volunteers for the lifeboat crew;
 - Lack of affordable housing;
 - No football team;
 - Second and holiday homes do not contribute to village life;
 - Holiday accommodation provides an income for local businesses as most are inhabited all year around, not only in the summer months;
 - Concern about the impact of other parishes who have implemented the policy and the impact on Craster and other areas, whether the approach will push the problem beyond the boundaries;
 - Holiday homes bring little or nothing to the community but second home owners may want to retire to the area;
 - Second and holiday homes should be required to pay full council tax and a levy to pay more for the facilities in the parish;
 - Concern about the negative impact on house prices;
 - Visitors may respect their surroundings less;
 - Concern over the security of properties;
 - Concern that the introduction of the approach may not reduce house prices enough; and
 - Less young people will result in further reductions to local amenities.
- 3.4 The survey indicated that residents who responded have concerns regarding the impact of second homes on the vitality of their community and agree with the proposed approach to introduce a principal residency restriction to any new development.

4. Pre-Submission Engagement

- 4.1 Consultation on the Pre-Submission Draft CNP took place between 27 January 2020 and 9 March 2020. 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 2) 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 displayed in Craster Memorial Hall and on the community notice boards in Craster and Dunstan (appendix 3);
 - A notification email/ letter was set to the consultation bodies (appendix 4);
 - Copies of the draft plan were available at Craster Memorial Hall during normal opening hours;
 - The draft plan and supporting documents was available online at northumberlandparishes.uk/craster/documents/neighbourhood-plan; and
 - A drop-in event was held on Saturday 8 February 2020 at Craster Memorial Hall, between 9am and 12pm where copies of the plan were available to view.
- 4.3 The drop-in event took place at the same time as the Saturday coffee morning, to increase awareness of the plan. The event was attended by approximately 50 people.
- 4.4 Responses to the pre-submission consultation were received from:
- Highways England;
 - Longhoughton Parish Council;
 - Embleton Parish Council;
 - Natural England;
 - Northumberland County Council;
 - The Coal Authority;
 - National Grid; and
 - 42 local residents.
- 4.5 The responses and details of how they have been taken account of in the Submission Draft CNP is included in appendix 5. 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 broad engagement since 2019. 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 Craster by promoting sustainable development.

Appendix 1: Parish Survey



Craster Parish Council
c/o 5 Alexandra Close
Northumberland
NE20 0BS
E-mail:
parishcouncil@crastercommunity.org.uk

CRASTER PARISH COUNCIL NEIGHBOURHOOD PLAN PRE-CONSULTATION SURVEY 2019

Dear Residents in Craster and Dunstan,

I trust this letter finds you well.

As you may already be aware, Craster Parish Council is currently looking to develop a Neighbourhood Plan for our area. The Neighbourhood Plan is intended to be a one policy document dealing specifically with the issue of housing occupation within our Parish. The policy set out in the Plan seeks to ensure that new housing development contributes to a sustainable community, by ensuring that it is for permanent occupation only, to redress the imbalance between permanent housing and second homes within our Parish, and re-vitalise our local community.

Census data shows the percentage of households with no usual residents (second homes) in our Parish is markedly greater than across Northumberland as a whole. Within the Craster Parish Area, both the number and proportion of dwellings without residents has increased significantly between 2001 and 2011.

The objective of this Plan is to put the heart back into our community by making sure we control occupation of any new housing through a requirement that all new developments be occupied by residents in perpetuity, i.e. not rented out as second or holiday homes. **It is important to note that this Plan will not have any impact on existing holiday or second homes.**

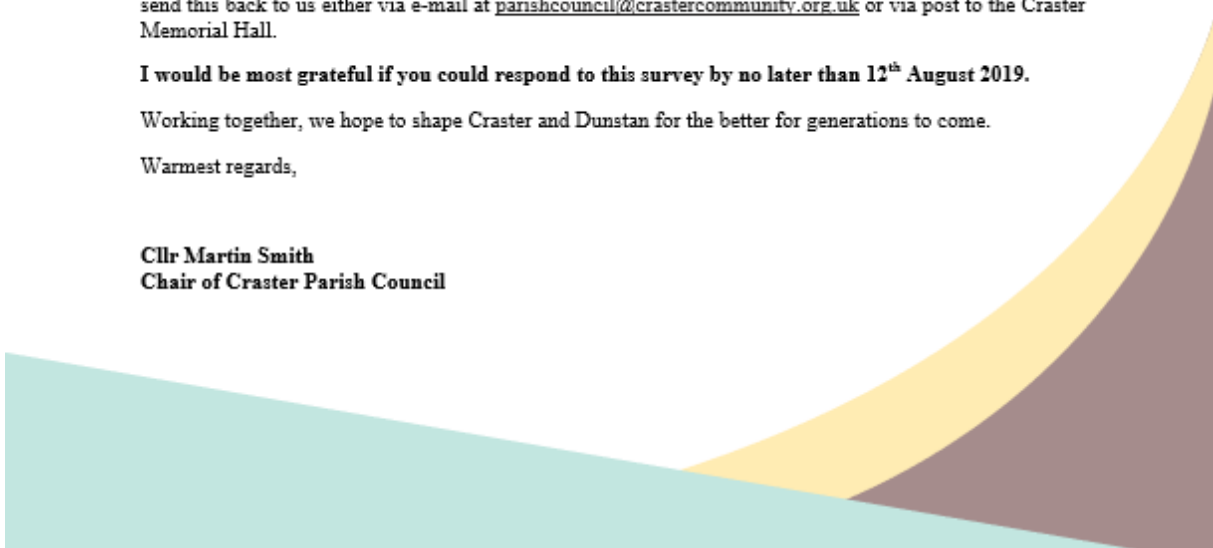
The Parish Council would like to hear your views on the proposed Neighbourhood Plan. On the reverse of this letter is a residents' survey feedback form. I would be most grateful if you could complete this and send this back to us either via e-mail at parishcouncil@crastercommunity.org.uk or via post to the Craster Memorial Hall.

I would be most grateful if you could respond to this survey by no later than 12th August 2019.

Working together, we hope to shape Craster and Dunstan for the better for generations to come.

Warmest regards,

Cllr Martin Smith
Chair of Craster Parish Council



CRASTER NEIGHBOURHOOD PLAN RESIDENTS' SURVEY 2019

What are your views on the proposed Neighbourhood Plan?

What impact do you feel second and holiday homes have on our community?

Your details:

Name: _____

Address: _____

E-mail address: _____

[Please only complete if you consent to us retaining your details. Your personal details will not be shared with any third party].



Appendix 2: Consultation bodies



Northumberland
County Council

Neighbourhood Planning Advice Notes

Advice Note 2: Consultation Bodies

1. This Advice Note is intended to help town and parish councils involved in neighbourhood planning activity to meet their obligations to publicise their proposals and to consult with a range of 'consultation bodies' defined in the relevant regulations. The Advice Note briefly sets out the background to requirements governing publicity and consultation about a neighbourhood plan; provides advice on good practice; then defines the 'consultation bodies' relevant to the neighbourhood area.

2. Regulation 14 (b) of The Neighbourhood Planning (General) Regulations 2012 requires that certain specified organisations known as 'consultation bodies' must be consulted by the parish council about their draft neighbourhood plan before the plan is submitted to the County Council. The names of the 'consultation bodies' are set out in Schedule 1 of the Regulations.

3. The consultation bodies comprise national, regional and local organisations. The contact details for current relevant national and regional consultation bodies for the neighbourhood area are identified in Appendix A to this Advice Note.

4. In addition to those national and regional organisations it will be necessary for the parish council to identify relevant local organisations which fall into all of the following categories:

- voluntary bodies some or all of whose activities benefit all or any part of the neighbourhood area;
- bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area;
- bodies which represent the interests of different religious groups in the neighbourhood area;
- bodies which represent the interests of persons carrying on business in the neighbourhood area; and
- bodies which represent the interests of disabled persons in the neighbourhood area.

5. Compliance with the Regulations is **essential** in preparing a neighbourhood plan. It is not a requirement to consult with the consultation bodies at all stages of plan preparation. However, it is good practice to:

- identify the consultation bodies at the start of the plan preparation process;
- maintain a database of consultation bodies (which may be in addition to other groups, businesses, organisations or individuals that the parish council may want to engage with or involve in plan preparation); and
- consult with the consultation bodies at every stage of engagement on the plan

6. The Regulations require that a 'consultation statement' is prepared and submitted with a neighbourhood plan when the plan is sent to the County Council. The consultation statement must:

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

7. The requirement to comply with the Regulations means that it is good practice to consult with the consultation bodies throughout the process of plan preparation, record how that consultation took place, and demonstrate how comments raised have been addressed in the plan preparation process.

David English

Planning Manager, Neighbourhood Planning and Infrastructure

david.english@northumberland.gov.uk

Tel: 01670 623619

Appendix A: Neighbourhood Plan Consultation Bodies for Craster Parish Council

Neighbourhood Plan Consultation Bodies:

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	Rob Murfin (Director of Planning), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 625542 Email: rob.murfin@northumberland.gov.uk
		David English (Planning Manager, Neighbourhood Planning and Infrastructure), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 623619 Email: david.english@northumberland.gov.uk
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk
Homes England	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: enquiries@homesengland.gov.uk
Natural England	Natural England	Consultation Service, Natural England, Hombeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk

Consultation Body	Organisation	Contact
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT townplanning.LNE@networkrail.co.uk
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: PlanningYNE@highwaysengland.co.uk
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Tel.: 01670335161 Email: norccg.enquiries@nhs.net
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: info@avonline.co.uk
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB
	Briskona	enquiries@briskona.com
	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk
	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

Consultation Body	Organisation	Contact
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN info@wildcard.net.uk
	Arqiva	Email: community.relations@arqiva.com
	Openreach	newsitereceptionedinburgh@openreach.co.uk
Any person to whom the electronic communications code applies	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA
	National Grid	Email: nationalgrid.uk@avisonyoung.com Spencer Jefferies, Development Liaison Officer, National Grid, National Grid House. Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA Email: box.landandacquisitions@nationalgrid.com
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU

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Consultation Body	Organisation	Contact
Sewerage undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB katherine.dobson@nwl.co.uk 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 katherine.dobson@nwl.co.uk 0191 419 6767
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk
Adjoining local authorities	Embleton Parish Council	Mrs Melissa Gilroy, Parish Clerk 36 Christon Bank Village, Christon Bank, Alnwick, Northumberland, NE66 3EY Tel. (mobile): 07725 137911 Email: embletonpc@hotmail.co.uk
	Rennington Parish Council	Mrs Amy Smith, Parish Clerk 25 Blakelaw Court, Alnwick, Northumberland, NE66 1BY Tel. (daytime): 01665 603755 Email: amycartmell@googlemail.com
	Longhoughton Parish Council	Mrs E Taylor, Parish Clerk Rivendell, Steppey Lane, Lesbury, Alnwick, Northumberland, NE66 3PU Tel. (daytime): 01665 830040 Email: parishclerk@hotmail.com
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area	Craster WI	crasterwi@crastercommunity.org.uk Marion@thegallons.co.uk

Consultation Body	Organisation	Contact
Bodies which represent the interests of different religious groups in the neighbourhood area	St. Peter's Church Craster	Rev Alison Hardy, The Vicarage Embleton Alnwick Northumberland
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		N/A
Bodies which represent the interests of persons carrying on business in the neighbourhood area	Craster Community Trust	secretary.cct@crastercommunity.org.uk cctclerk@btinternet.com
Bodies which represent the interests of disabled persons in the neighbourhood area		N/A

Organisations, which 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: mark.price@theatrestrust.org.uk
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: reception@sustrans.org.uk
National Farmers Union	Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: andrew.stephenson@nfu.org.uk

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All Things Neighbourhood Planning	Ed Dade (www.neighbourhood-planning.co.uk) Email: info@neighbourhood-planning.co.uk
SSA Planning	Steve Simms steve.simms@ssaplanning.co.uk Mark McGovern mark.mcgovern@ssaplanning.co.uk
Quod Planning	Estelle Hutchinson Estelle.hutchinson@quod.com
Tetlow King Planning	Consultation@tetlow-king.co.uk

Appendix 3: Public notice

CRASTER NEIGHBOURHOOD PLAN CONSULTATION

NOTICE OF Public consultation (Regulation 14) for the Craster Parish Neighbourhood Plan.

Craster Parish Council as the 'qualifying body' has prepared a draft Neighbourhood Plan with the help of the local community. If adopted, this Plan will ensure that all new residential developments will be permanently occupied by residents and not used as second homes or holiday lets. The Draft Plan is now subject to a six-week public consultation from Monday 27th January – Monday 9th March 2020 (in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended)).

WHERE THE PLAN CAN BE INSPECTED

Further information together with a copy of the Draft Plan and associated documentation can be viewed at:

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

The Plan can also be viewed during normal opening hours at the Craster Memorial Hall

A drop-in consultation event will be held at:

Craster Memorial Hall on Saturday 8th February between 09:00am – 12:00pm

HOW TO MAKE REPRESENTATIONS

Anyone who wishes to make comments should make them in writing either by letter or by using the comment form (available on the website or hard copies at location above) between: Monday 27th January and Monday 9th March 2020

Please send comments to the address below;

Parish Council at Craster parish Council, 5 Alexandra Close. Ponteland. Northumberland. NE20 0BS.

or email comments to parishcouncil@crastercommunity.org.uk

All comments must be received by 5pm on Monday 9th March 2020 to be accepted.

Adam Shanley
Clerk to Craster Parish Council

Appendix 4: Letter/ email to consultation bodies



Craster Parish Council
c/o 5 Alexandra Close
Northumberland
NE20 0BS
E-mail:
parishcouncil@crastercommunity.org.uk
Tel: 07704 525630

NOTICE OF CONSULTATION ON DRAFT NEIGHBOURHOOD PLAN FOR CRASTER AND DUNSTAN

21st January 2020

Dear residents and business owners in Craster and Dunstan,

I trust this letter finds you well.

You will likely be aware that Craster Parish Council has completed the preparation of a Neighbourhood Plan for our area. Should this be adopted, this Plan will ensure that all new residential developments in our area will be permanently occupied by residents and not used as second homes or holiday lets. In accordance with regulations, the Parish Council invites comments on the pre-submission draft Plan between Monday 27th January and Monday 9th March 2020. **All comments must be received in writing by 5pm on Monday 9th March 2020 to be accepted.**

The Plan and a supporting background paper can be viewed on the Parish Council website at <https://northumberlandparishes.uk/craster/documents/neighbourhood-plan>

Hard copies of the plan and background paper will also be available for inspection from Monday 27th January at Craster Memorial Hall.

Representations may be made by in the following ways:

By attending the consultation drop-in event on: Saturday 8th February between 9am and 12pm at Craster Memorial Hall (forms will be provided)

By email to: parishcouncil@crastercommunity.org.uk

By letter to: Craster Parish Council, 5 Alexandra Close. Ponteland. Northumberland. NE20 0BS.

(Please note that all representations must also include your name and address).

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

Warmest regards,

Adam Shanley
Clerk to Craster Parish Council



Appendix 5: Pre-Submission engagement – comments and response

Written responses to Pre-Submission Draft Plan

Consultee	Comment	Response/ proposed change
Stephen Richard Reeves – Dunstan resident	I am very concerned about the "creeping urbanisation" in the Parish of Craster, particularly in Dunstan. Housing need for the type of dwellings recently proposed has not been demonstrated and the probability is that most will become second homes or holiday lets. This will have a negative effect on sustainability of the local community. I fully support the efforts of Craster Parish Council to limit the impact of restricting any newly built dwellings to be permanent residences.	Comments noted and support welcomed. No amendments required.
Michael Glass – Dunstan resident	I agree with the restrictions for use as principal residences. I would like to see more rigorous policing of any new developments within the Parish. There is a need to preserve this Area of Outstanding Natural Beauty. There is also a need to address affordable housing for local residents not to be priced out.	Comments noted and support welcomed. Northumberland County Council has the responsibility to monitor compliance with planning restrictions. Both the adopted development plan and the emerging Northumberland Local Plan contain a number of policies to manage new development in the AONB and to ensure the provision of affordable housing. No amendments required.
Mary Park – Craster resident	I am in total agreement with the plan and I think it should go ahead.	Support welcomed. No amendments required.
Jacqueline Gray – Craster resident	I am in total agreement with the plan and I think it should go ahead.	Support welcomed. No amendments required.
Diana and Geoffrey Ridley – Craster residents	We approve the plan. It is imperative for the future of Craster that young people are attracted to the village. There must be employment opportunities and good mobile phone connection.	Comments noted and support welcomed. The emerging Northumberland Local Plan contains a number of policies to support employment provision and improvements to mobile phone signal within rural areas. No amendments required.

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Consultee	Comment	Response/ proposed change
Karen Oxley – Craster resident	I support the plan	Support welcomed. No amendments required.
Jacqueline Reeves – Dunstan resident	I fully support this plan and look forward to its adoption as soon as possible.	Support welcomed. No amendments required.
Hilary Punton – Craster resident	No more houses to be built. Look at the state of the Bark Pots building - GREED! No wonder none of our kids can come back to live in the village as they can't afford them! Even the Council estate is going more towards holiday lets!!!	Comments noted. The CNP does not seek to address the issue of the provision of additional housing, it looks to restrict the use of any future housing development. It is not possible to include restrictions on existing residential dwellings. The policies within adopted development plan and the emerging Northumberland Local Plan will also be used to assess proposals for housing developments, including the provision of affordable housing. No amendments required.
Pauline Brown – Craster resident	No more houses to spoil our village of outstanding beauty.	Comments noted. The CNP does not seek to address the issue of the provision of additional housing, it looks to restrict the use of any future housing development. Both the adopted development plan and the emerging Northumberland Local Plan contain a number of policies to manage new development in the AONB. No amendments required.
Kevin Brown – Craster resident	In my view probably too little too late but any restrictions on new development is better than none.	Comments noted and support welcomed. No amendments required.
Steven Bagley – Dunstan resident	I agree with the principles outlined providing environmental issues are given the same consideration.	Comments noted and support welcomed. Both the adopted development plan and the emerging Northumberland Local Plan contain a number of policies to protect and enhance the environment. No amendments required.

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Consultee	Comment	Response/ proposed change
Michael Charles Frederick Gibbs – Craster resident	I would support aims to get a better balance of residents and visitors - housing and amenities.	Comments noted and support welcomed. No amendments required.
Alan Punton – Craster resident	If covenant is broken then court action should be taken.	Comments noted. Northumberland County Council has the responsibility to monitor compliance with planning restrictions. No amendments required.
Keith Hibbert – Craster resident	We are longstanding second home owners (since 1993). We are committed to the village and try to engage in community life. We have some concern about potential developments on the gardens behind Dunstanburgh Road.	Comments noted. No amendments required.
Libby Hibbert – Craster resident	I am a second home owner, have owned my cottage since 1993. We fully support the draft Neighbourhood Plan, even though not permanently in residence. It is important for permanent residents to have a community. We try to contribute to the wellbeing of the village; I would like it to retain its character.	Comments noted and support welcomed. No amendments required.
Sue Chapman – Craster resident	I wholeheartedly support the proposal for all future buildings to be for permanent residents in the village and surrounding area of the Parish. We have been late getting to this but better late than never. Thank you to all those Parish Council Members who have endeavoured to get this on the move.	Comments noted and support welcomed. No amendments required.
Dave Bonser and Gill Starkey – Craster residents	Our views are that we fully endorse the Parish Council's policy on second and holiday homes i.e. that all new build should be for permanent occupancy rather than additional second and/or holiday homes. We hope that this response is sufficient but if there are further issues to which you would wish us to respond just let us know.	Comments noted and support welcomed. No amendments required.
Highways England	We have undertaken a review of the Plan and have no particular concerns with the provisions therein. The Plan primarily seeks to impose more stringent regulations around the ownership of second homes and holiday homes within Craster, with the vision and sole policy (Policy 1) focussing on the need for new residential developments to be permanently occupied by residents. This aspiration is recognised within both the Alnwick Core	Comments noted. No amendments required.

Craster Neighbourhood Plan: Consultation Statement (March 2020)

Consultee	Comment	Response/ proposed change
	<p>Strategy and the Northumberland Local Plan (Policy HOU10). This does not cause any concerns to the safe and efficient operation of the SRN.</p> <p>While this focus relates to “new residential developments”, Highways England does not envisage, given the provisions of the Northumberland Local Plan (in policy HOU3) and the rural nature of the Plan area, that there will be a scale of new residential development significant enough to be of specific concern to the SRN, but will monitor this as per the usual statutory process on a development by development basis. It is not requested that this is explicitly referenced within the Plan.</p>	
<p>Marion Gallon – Craster resident</p>	<p>I support the proposed neighbourhood plan and I wish to make the following comments. It is vitally important that if the plan is adopted it is enforced and that new build houses are permanently occupied. Lack of enforcement is one of the fundamental problems underlying life in the village at the moment. I am thinking particularly in terms of indiscriminate parking and the fact that I have been told that some former holiday houses are being used as holiday lets even when there is a covenant in place to prevent this happening. Strict procedures need to be put in place to make sure that the future new build houses are permanently occupied.</p> <p>Would this plan cover a proposal for change of use of a property to housing. e.g. a development like that on Haven Hill at the old kipper sheds?</p> <p>I would also like to make the following comment. It is not just the number of holiday homes that is increasing. There has been a shift in the nature of the buyers of these houses. Many of my neighbours have owned their houses for many, many years and have had an association with the village for longer than that. There has been a distinct increase in the number of purchasers who are “adding to their property investment portfolios”. These people are rarely seen in the village. One hopes that they would recognise their own property if they did visit! They employ agents who do not live in the village to oversee the renting and maintenance and the initial renovation work. The simple courtesies of being a good neighbour do not</p>	<p>Comments noted and support welcomed. Northumberland County Council has the responsibility to monitor compliance with both planning and parking restrictions. The police can deal with obstructions to the highway where there are no restrictions in place.</p> <p>The use of any new residential developments that are subject to an occupancy condition or legal agreement will also be monitored/enforced by the county council.</p> <p>The policy will apply to all new dwellings, including changes of use because this would create a new residential unit.</p> <p>It is not possible for the neighbourhood plan to control who buys properties in the parish.</p> <p>No amendments required.</p>

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	<p>seem to enter their remit. This can be seen in the village at the moment with the renovations taking place at Middle Rigg and 11 Dunstanburgh Road.</p> <p>Cars and vans are parked indiscriminately and rubbish is left piled high. Last week there were regularly more than 5 vehicles parked on Dunstanburgh Road that were associated with the work at number 11. There are also those who wish to buy a “chocolate box” property in a chocolate box village yet do nothing to make sure it remains visually attractive or contribute in any way to village life.</p> <p>If we are to attract people to live here permanently we have to make the village a pleasant place to live and unfortunately it is in grave danger of becoming an unpleasant place. Something needs to be done and I hope that the plan is accepted.</p>	
<p>Anna and Mark Turner – Dunstan residents</p>	<p>Further to your recent letter dated 21/1/20, please accept this email as our confirmation that we are both in support of the proposal that ‘all new residential developments in our area will be permanently occupied by residents and not used as second homes’.</p>	<p>Support welcomed. No amendments required.</p>
<p>Longhoughton Parish Council</p>	<p>Longhoughton Parish Council has asked me to write to you to acknowledge receipt of your email of 27 January 2020 notifying the Parish Council that you are putting together a Neighbourhood Plan for the Parish of Craster. Longhoughton Parish Council notes the draft documents and if these are the vision, objectives and policy themes your Parish wishes to pursue, then Longhoughton Parish Council wishes you well and is happy to support you in your endeavour.</p>	<p>Comments noted and support welcomed. No amendments required.</p>
<p>Professor Denis Albert Chamberlain – Dunstan resident</p>	<p>The Neighbourhood Plan is an excellent step forward. However, in the event of planning permission being granted subject to a Restrictive Occupancy Covenant, what measures and procedures does Northumberland County Council have to enforce such? What evidence of contravention would be enough to compel them to take action against such property owners or their agents. Would evidence of advertising the property for holiday let or an occupancy diary demonstrating inappropriate use be sufficient, for</p>	<p>Comments noted and support welcomed. Northumberland County Council has a planning enforcement team. If it is suspected that a property is not being used as a permanent residence then the council would ask for evidence from the occupier to demonstrate its use. If the property is not being occupied in</p>

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	examples? What would be the ultimate action the NCC would be prepared to take in the event of persistent long term contravention of such a Covenant?	accordance with the planning permission then enforcement action could in order to Amend - to aid the implementation of the policy, the supporting text will be amended to include examples of the proof that should be made available to the county council.
Embleton Parish Council	Embleton Parish Council considered the Plan at their meeting on 24th February 2020 and agreed unanimously to support it. Other than to say they welcome your vision for Craster they have no comments.	Support welcomed. No amendments required.
Michael Doherty – Craster resident	The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.	Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.
Jennifer Doherty – Craster resident	The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A	Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the

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	<p>policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>M. Green – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>G.J. Mell – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social</p>

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	applicant can be found, the property should return to be included in the Home Finder allocation process.	housing allocation process. No amendments required.
A. Taylor – Craster resident	The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.	Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.
Joan Sutherland – Craster resident	The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.	Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.
Alan Punton – Craster resident	The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any	Comments noted and support welcomed. The requirement for planning permission is defined

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	<p>significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Roland Lee – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Kev Brown – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning</p>

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	<p>is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Douglas Hogg – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Dionne Hogg – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for</p>

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	<p>Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Esra Kooer – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>
<p>Richard Pearson – Craster resident</p>	<p>The draft Plan makes a powerful argument for action to turn the tide on second homes and holiday lets. However, there is unlikely to be any significant housing development in the village in the foreseeable future because Northumberland County Council has identified Craster parish as a "local needs centre." To provide more opportunities to increase permanent residency and to improve the vitality and sustainability of the community, it is proposed that two new policies be added to the Neighbourhood Plan. 1. A policy to make planning consent for alterations to any building intended for occupation, conditional to being used as a permanent residence. 2. A policy to ensure that when a new Council house becomes vacant, Craster Parish Council is given 8 weeks to find a new tenant who it is considered will contribute to the viability and sustainability of the community. If no such applicant can be found, the property should return to be included in the Home Finder allocation process.</p>	<p>Comments noted and support welcomed. The requirement for planning permission is defined within regulations. It is not within the scope of any neighbourhood plan to state when planning permission is or is not required. Regulations do not currently require planning permission for a change of use of an existing dwelling to a second or holiday home. Northumberland County Council, as the housing authority, has an allocation policy for social housing. It is not within the scope of a neighbourhood plan to change the social housing allocation process. No amendments required.</p>

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Natural England	Natural England does not have any specific comments on this draft neighbourhood plan.	Comments noted. No amendments required.
Michael Robson – Craster resident	This policy is in place in other coastal communities. It is ignored by owners and not policed by the council. Only effects new build which creates a fringe inhabitation of the community. It forces property prices of older properties up due to the fact they are the only properties for business lets. The policy does not appear to include affordable housing.	Comments noted. It is not appropriate for the parish council to comment on policies that operate outside the parish. However, enforcement matters should be investigated by the county council’s planning enforcement team. It is not possible for a neighbourhood plan to change planning regulations which set out when planning permission is or is not required. The parish council consider that the inclusion of the restriction is the best option available to seek to address the long term vitality of the local community. The neighbourhood plan does not include a policy on the provision of affordable housing as this matter is addressed in national planning policy and the emerging Northumberland Local Plan. No amendments required.
Allan Herbert Brooks – Craster resident	<p>The problems of picturesque holiday, attractive and desirable. villages like Craster are well known. There is a lack of social housing. Present social housing moving into the private sector with no enforceable restrictions. Majority of houses coming onto the market become holiday or second homes. All new builds are targeted for second homes or the holiday let market.</p> <p>All the above are destroying the life of the village, no affordable homes for present or future generations to buy. It is no wonder the population is decreasing with an ever-increasing age profile. Something needs to be done to stop the decline and bring life back into our village. As a grateful resident I applaud the Parish Council, and especially the Parish Clerk for the excellent Neighbourhood Plan in addressing the above problems, thank you.</p>	Comments noted and support welcomed. No amendments required.

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<p>Northumberland County Council</p>	<p>Thank you for consulting the County Council about the draft Craster Neighbourhood Plan. We would like to congratulate the Parish Council in reaching this stage in plan preparation.</p> <p>We have reviewed the evidence presented in support of the Neighbourhood Plan and would agree that the introduction of occupancy controls would be appropriate having regard to that evidence.</p> <p>However, in order to allow for alternative controls over the occupation of new dwellings, and, in the interests of fairness, to ensure that reasonable opportunities remain to rebuild dwellings without such controls being introduced, we have recommended some minor modifications to the policy. These suggestions are set out in Annex A to this letter.</p> <p>Our suggested changes seek to ensure that the policy meets the ‘basic conditions’ and in particular that, having regard to national policy and guidance it would be appropriate to make the Neighbourhood Plan; and the need to ensure the Plan does not breach and is otherwise compatible with European Union obligations. Changes suggested to the policy would ensure that the occupation restriction would apply to all new dwellings, with the exception of proposals to rebuild dwellings since adding occupation controls in such circumstances would, in our opinion, be generally unreasonable, and has the possibility that failure to allow this exemption could be seen as interfering with rights established in Article 8 of the European Convention on Human Rights regarding the right to respect for private life and family. These rights seek to ensure protections to existing property rights, hence the imposition of additional burdens on a rebuilt property on the same site could be seen as unreasonable.</p> <p>We think it appropriate to delete the reference to the policy applying only to ‘open market housing’. Whilst it would normally be the case that other controls over occupation could be applied to other dwelling tenures, for example, affordable housing, there will be circumstances where such</p>	<p>Comments noted and support welcomed. The parish council agrees that the suggested amendments are appropriate. Amend the policy and supporting text as suggested.</p>

Consultee	Comment	Response/ proposed change
	<p>housing can be acquired in the future and there could be no guarantee that other covenants or controls limiting occupation or use could or would be enforced. It would seem sensible to make no distinction in the proposed planning policy in respect of restrictions applying only to open market housing. This would allow the planning enforcement regime to operate in all circumstances should that be necessary.</p> <p>We have more recently considered whether sufficient controls can be created to limit occupation in the way proposed through the effective use of planning conditions. Having regard to policies currently being applied elsewhere in England, particularly in St Ives in Cornwall, we are aware that the use of planning conditions has been successfully defended in planning appeals and are seen by the Planning Inspectorate as a sufficient and enforceable measure to control occupation of new dwellings. We have recommended modification in this respect.</p> <p>We also recommend that some additional supporting text in the Plan would help in giving an indication of the types of documentary evidence that occupiers could use to demonstrate occupation as a principal residence. A suggestion in this respect is shown in Annex A to this letter.</p> <p>We hope these suggestions are helpful in creating a new planning policy for Craster that will best achieve the Parish Council’s aims. We would be happy to discuss our suggested modifications with you and your advisors. Please feel free to contact me to arrange a mutually convenient time to meet if that would be helpful to you.</p> <p><u>Annex A</u> Suggested modifications to Policy 1 (with additions highlighted in red text and deletions shown in strikethrough text)</p> <p>“All New open market housing, excluding replacement dwellings, within the Craster Neighbourhood Area will only be supported where required to have a restriction to ensure its first and future occupation is limited to use</p>	

Consultee	Comment	Response/ proposed change
	<p>only as a principal residence. New second homes , unrestricted open market housing will not be supported.</p> <p>A principal residence is that which is occupied as the residents sole or main home of the occupants and residence, where they the resident spends the majority of their time when not working away from home. The restriction will be secured through a planning condition or, if necessary, through a planning obligation secured under section 106 of the Town and Country Planning Act 1990, or any subsequent successor legislation. legal agreement. This legal agreement will require the The occupier will be required of a home with a principal residence restriction to keep proof that they are meeting the terms of the restriction and An occupier will be obliged to provide this proof whenever if/ when Northumberland County Council requests this information.”</p> <p>Suggested modifications to Policy 1 (‘clean’ version) “New housing, excluding replacement dwellings, will only be supported where first and future occupation is limited to use only as a principal residence. New second homes will not be supported.</p> <p>A principal residence is that which is occupied as the sole or main home of the occupants and where they spend the majority of their time when not working away from home. The restriction will be secured through a planning condition or, if necessary, through a planning obligation secured under section 106 of the Town and Country Planning Act 1990, or any subsequent successor legislation.</p> <p>The occupier will be required to keep proof that they are meeting the terms of the restriction and will be obliged to provide this proof whenever Northumberland County Council requests this information.”</p> <p>Suggested modifications to supporting text:</p>	

Consultee	Comment	Response/ proposed change
	<p>We would recommend that the supporting text in the Plan includes reference to the types of proof that could be provided to demonstrate compliance with occupancy controls. This could include, amongst other things, occupiers:</p> <ul style="list-style-type: none"> • being registered on the local electoral register; • being registered with a local GP or other medical practitioners; • being registered to attend local schools; and • providing details of other property ownership and occupation elsewhere. <p>A modification to this effect would be helpful in explaining what records an occupier may be expected to produce on request.</p>	
<p>Ros Broyd – Craster resident</p>	<p>Having read the details of the recent Draft Consultation plan for Craster, I would like to comment in favour of the proposal to limit the sale of new properties to full-time residents of Craster.</p> <p>The huge number of holiday lets in the village does, with its transient population, adversely affect the sense of community, leaving it like a ghost town at certain times of the year. These visitors certainly contribute to the economy of the area with their holiday spending and activities, but their property owners are not involved in the village and its maintenance to any great extent.</p> <p>Having been brought up in Northumberland, I have a great love for Craster and the surrounding district. My family and I feel privileged to own and enjoy a property here. We are determined to maintain it sympathetically as a building with history and my children and grandchildren love coming to stay. In due course it will become theirs. We have been made very welcome by people in Craster and although this is a second home, we feel very much part of the community and enjoy involvement in the Church and village activities.</p>	<p>Comments noted and support welcomed. No amendments required.</p>

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	<p>Limiting the sale of holiday lets and building more affordable homes for permanent residents and would, I feel sure, enhance the quality of the community in Craster as it would populate the village with people who care what becomes of the place and are committed to its healthy development.</p>	
<p>The Coal Authority</p>	<p>Thank you for the notification of the 27 January 2020 consulting the Coal Authority on the above Neighbourhood Development Plan.</p> <p>The Coal Authority is a non-departmental public body which works to protect the public and the environment in coal mining areas. Our statutory role in the planning system is to provide advice about new development in the coalfield areas and also protect coal resources from unnecessary sterilisation by encouraging their extraction, where practical, prior to the permanent surface development commencing.</p> <p>Our records do not indicate that the Neighbourhood Plan area contains any recorded risks from past coal mining activity at shallow depth. Therefore the Coal Authority has no specific comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p> <p>The Coal Authority wishes the Neighbourhood Plan team every success with the preparation of the Neighbourhood Plan.</p>	<p>Comments noted. No amendments required.</p>
<p>Lorraine Wojciechowicz and Allan Beveridge – Dunstan residents</p>	<p>Having carefully read all the documentation, we would like to express our support for the Draft Neighbourhood Plan for Craster and Dunstan.</p> <p>There are a few observations that we would like to draw your attention to:</p> <ul style="list-style-type: none"> • Chapter 4.3, line 3: ‘The policy defines a principle residence ...’ This should be principal residence. • Chapter 4.3, Policy 1, 3rd paragraph, line 3: ‘An occupier will be obliged to provide this proof if/when Northumberland County 	<p>Comments noted and support welcomed. The parish council agrees that the proposed amendments are appropriate. With regard to the question about sanctions, if the county council does not receive proof that the property is being used as a permanent residence then it can take enforcement action</p>

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Consultee	Comment	Response/ proposed change
	<p>Council requests this information.’ We wonder whether the wording implies that NCC may not ever bother to request the information. We would suggest that the wording ‘whenever Northumberland...’ may be more suitable?</p> <ul style="list-style-type: none"> • We also wonder what (if any) sanctions there are if people can’t provide the proof, or they are wilfully ignoring the restriction? 	<p>to require the use as a second or holiday home to be halted. Amend the plan to reflect comments.</p>
<p>National Grid (Avison Young - UK)</p>	<p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.</p> <p>About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland.</p> <p>National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK’s four gas distribution networks where pressure is reduced for public use.</p> <p>National Grid Ventures (NGV) is separate from National Grid’s core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.</p> <p>Proposed development sites crossed by or in close proximity to National Grid assets An assessment has been carried out with respect to National Grid’s electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.</p> <p>National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.</p>	<p>Comments noted. No amendments required.</p>

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	<p>National Grid provides information in relation to its assets at the website below.</p> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-anddevelopment/planning-authority/shape-files/ <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p>	
Ann Fettis – Dunstan resident	Just writing today to confirm my support for Craster PC Neighbourhood Plan.	Comments noted and support welcomed. No amendments required.