

INDEPENDENT EXAMINATION OF THE EMBLETON NEIGHBOURHOOD  
DEVELOPMENT PLAN

INDEPENDENT EXAMINER:  
Christopher Collison BA(Hons) MBA MRTPI MIED MCMi IHBC

To Northumberland County Council - by email to David English (copy to Sarah Brannigan) and Embleton Parish Council – by email to Melissa Gilroy Clerk to Embleton Parish Council

Dated 4 March 2020

Dear Melissa and David

**Embleton Neighbourhood Development Plan Independent Examination –  
Examiner Letter seeking clarification of matters**

Further to my initial letter of 3 February 2020 I am writing to seek clarification of the following matters:

**1). Policies 6, 7 and 8**

Policy 6 refers to the Glebe land. Figure 3 within the supporting text to Policy 6 is titled “Embleton Church as viewed across the Glebe land”. Figure 3 shows the field east of Dovecote Close.

Policy 7 includes “LGS5 The Glebe Field adjacent to Embleton Village Church”. Policy 7 refers to the Policies Map which identifies LGS5 as land east of Dovecote Close. Background Evidence Paper 7 Local Green Spaces paragraph 5.5 includes an image of the field east of Dovecote Close

Policy 8 refers to Appendix A which includes “Glebe Field”. Background Evidence Paper 6 Non-Designated Heritage Assets in the Parish of Embleton includes on page 7 an image titled “Glebe Field North of the Church and East of Dovecote Close”.

Could you please clarify:

- a) if the “Glebe land” referred to in Policy 6 is the land identified as LGS5 on the Policies Map.
- b) if the “Glebe field” referred to in Policy 8 is the land identified as LGS5 on the Policies Map.

**2). Policy 8**

Policy 8 states “*The Neighbourhood Plan list of Non-Designated Heritage Assets are defined in Appendix A.*” Appendix A states “*The list below comprises the Non-Designated Heritage Assets in the Plan area which are considered suitable for local listing.*”

The Planning Practice Guidance (Paragraph: 040 Reference ID: 18a-040-20190723 Revision date: 23 07 2019) states *“It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England’s website).”*

Historic England has published Advice Note 7 Local Heritage Listing (most recently updated May 2016). The Advice Note states *“work in preparing a Neighbourhood Plan may indicate buildings and sites which merit inclusion on the local list.”* The Advice Note states *“Heritage assets are not only those designated under statutory regimes, but those that may be recognised by the planning authority as having heritage significance”*. The Glossary to the National Planning Policy Framework defines heritage assets as including *“designated heritage assets and assets identified by the local planning authority (including local listing).”* Historic England Advice Note 7 includes ‘the Local Heritage List Cycle’ which includes the stage of “ratification” stating *“Once the assets on the shortlist for nomination have passed all the necessary checks, final ratification can be sought at the appropriate level within the local planning authority, which might include Committee or Cabinet Member signoff. Formal ratification ensures public confidence and maximises the influence of the local heritage list as a material consideration.”*

Historic England Advice Note 11 Neighbourhood Planning and the Historic Environment (Published 16 October 2018) states *“Preparing a list of locally-valued heritage assets. Independent (at least initially) of any local list endorsed or developed by a local planning authority, neighbourhood planning groups may wish to consider if any buildings and spaces of heritage interest are worthy of protection through preparing a list of locally-valued heritage assets that is referenced in neighbourhood plan policy. The use of selection criteria helps to provide the processes and procedures against which assets can be nominated and their suitability for addition to the local planning authority’s heritage list assessed. A list of locally-valued heritage assets can inform or be integrated within a local list maintained by the local authority, subject to discussion with them.”*

- a) Could you please confirm whether or not the County Council keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies.
- b) In the context of the Guidance and Advice I consider the Neighbourhood Plan indicates locally-valued Heritage Assets that are considered suitable for local listing and are nominated for ratification by the County Council that may include them on a local list it maintains/ may decide to prepare. This would be clarified by replacing the first sentence of Policy 8 with “The locally-valued heritage assets identified in Appendix A are nominated for assessment by Northumberland County Council as Non-Designated Heritage Assets to be added to a local list of heritage assets that may be compiled and curated by the County Council.” The words “whether locally listed, or identified in the Neighbourhood Plan list in Appendix A” should then be deleted from the second sentence of Policy 8. Could you please confirm that this is the intention of Policy 8?

I request any response to these requests for clarification is agreed as a joint response of the Parish and County Councils wherever possible. This request for clarification and any response should be published on the County Council website.

In order to maintain the momentum of the Independent Examination I would be grateful if any reply could be sent to me by 12.00 Noon on Wednesday 11 March 2020.

As the Independent Examination progresses, I may seek clarification with respect to other matters. For the avoidance of doubt recommendations of modification of the Neighbourhood Plan that will be contained in my report of Independent Examination will not be limited to those matters in respect of which I have requested clarification.

I should be grateful if the County Council and the Parish Council could acknowledge receipt of this email.

Best regards

Chris Collison  
Independent Examiner  
Planning and Management Ltd  
[REDACTED]