

INDEPENDENT EXAMINATION OF THE BROOMHAUGH AND RIDING NEIGHBOURHOOD DEVELOPMENT PLAN

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

To Northumberland County Council and Broomhaugh and Riding Parish Council

By email to Sarah Brannigan, Interim Planning Manager (Neighbourhood Planning), Northumberland County Council; and Catherine Harrison, Clerk, Broomhaugh and Riding Parish Council

Dated 13 June 2023

Dear Sarah and Catherine

Broomhaugh and Riding Neighbourhood Development Plan Independent Examination – Examiner letter seeking clarification of matters

Further to my initial letter of 5 June 2023 I am writing to seek clarification of the following matters:

Policy BR1

1. Please explain the term “measures to reduce waste generated during construction” and explain how this will be monitored and assessed within the development management regime.

Policy BR2

2. Please explain the term “arrangements of front gardens.”

Policy BR3

3. The list included at part 1 of the policy has several shortcomings as a policy tool in that it represents an uneasy mix of features and species, is imprecise, and except for the first two listed locations it does not provide any indication of the spatial distribution of the elements listed. I invite comment on a modification to delete part 1, and in part 2 replace the text in the first sentence with “Development proposals that will be assessed against Policies ENV1 and ENV2 of the Northumberland Local Plan 2016-2036 must demonstrate they protect and enhance the local rich natural environment by seeking to ensure no loss or significant harm to sites of biodiversity value with attention to any effect on those areas of ancient woodland and priority habitat identified on Figure 3 that have been identified as being of particular local biodiversity importance” so that the policy is “clearly written and unambiguous, so it is evident how a decision maker

should react to development proposals” as required by paragraph 16d) of the Framework

Policy BR6

4. Table 4 of the Neighbourhood Plan lists important footpath routes. Policy BR6 refers to the public rights of way network identified on the Policies Map. Does the Policies Map identify routes not listed in Table 4?

I request any response to these matters 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 Tuesday 20 June 2023.

For the avoidance of doubt recommendations of modification of the Neighbourhood Plan that may 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

