

Haydon Parish Neighbourhood Plan - Examination

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Thank you for inviting me to undertake the Examination of the Haydon Parish Neighbourhood Plan.

Having received all the necessary documents my Examination has begun.

I have reviewed the material for any "fatal flaws" that would prevent the Examination proceeding and at this stage I have found nothing that needs to be addressed. I do not anticipate the need for a hearing.

There are some issues on which clarification from Northumberland County Council would be helpful:

- Does Northumberland County Council consider the submitted Plan to be in general conformity with the strategic policies of the development plan? May I also ask through Northumberland County Council for a view from Northumberland National Park Authority as to whether it considers the submitted Plan to be in general conformity with its strategic development plan policies?
- Which documents comprise the development plan for Haydon Parish?
- What is the planning status of the Haydon Bridge Village Design Statement (2008)?
- Are there any material changes to the summary provided in the opening paragraph of the Plan's Housing section regarding housing land supply and planning permissions?

There are a number of points on which further clarification from Haydon Parish Council would be helpful (and any additional comments from Northumberland Council on these would also be welcome):

- How was the Haydon Parish Design Code (2020) prepared and was it subject to any public consultation separate from the consultation on the Plan?
- The Plan's policies reference the Design Code in different ways (e.g. H1 references the "principles" and H6 the "requirements" with a steer to an Annex reproducing the Vision). Is it the intention for the Plan to require development proposals to have regard to the entire Design Code?
- Policy H7 - What evidence is available to support the inclusion of the non-designated heritage assets referenced in paragraph 5.39 alongside those already identified as "key buildings" in the Haydon Bridge Conservation Area Character Appraisal? Were the owners of the heritage assets referenced in paragraph 5.39 consulted on the proposals?
- Policy H8d. - In simple terms what is meant by "extending the rural edge" and "graduated towards the village centre"?
- Policy H14 - How was the "master planning exercise" undertaken and was it subject to any public consultation separate from that on the Plan? Has the landowner(s) been consulted and is there evidence of their view(s) on the approach proposed?

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- Policy H15 - What evidence is available to support the view that the commercial services identified in the Policy are "essential"? Do all these commercial services currently exist in the parish and is it the intention of the Policy to protect them where they do and/or to encourage new essential commercial services?

I understand that the Parish Council is considering the consultation responses to the submitted Plan and may wish to submit views on them to the Examination. I would welcome this. It includes the opportunity requested by Northumberland County Council for the Parish Council to comment on the suggestions included within its representations on the Plan

My requests and the responses should be made publicly available, such as by putting them online.

I may come back with further questions or requests as the Examination proceeds. I shall be visiting the area later this month.

Thank you for supporting the process. It will be helpful if all correspondence is shared between Northumberland County Council, Haydon Parish Council and myself (and with Northumberland National Park Authority as appropriate).

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