

INDEPENDENT EXAMINATION OF THE BROOMHAUGH AND RIDING NEIGHBOURHOOD DEVELOPMENT PLAN

Broomhaugh and Riding Neighbourhood Development Plan Independent Examination – Examiner letter seeking clarification of matters, 13 June 2023

Response from Qualifying Body (QB) and Northumberland County Council (NCC), 20 June 2023

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.

QB: Measures to reduce waste generated during construction could include schemes for recycling and/ or disposing of construction waste. Where there is waste generated it would be expected that the contractor would ensure that there was an appropriate means of waste disposal in place. It is anticipated that this level of detail would be set out within construction management plan (CMP) that would be required either as part of a planning application or through condition. Compliance with the details included within the CMP would therefore be monitored by the LPA.

NCC: No comments.

Policy BR2

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

QB: This is included to reflect that different residential areas have different styles of front garden e.g. open plan, enclosed, include parking etc.

NCC: No comments.

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

QB: We agree with the proposed change as it will ensure that those features and species that are important to the parish (detailed in table 4 and figure 3) are highlighted. The environment policies in the local plan are very detailed anyway.

NCC: No comments.

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?

QB and NCC: The pathways shown on the policies map are those included on the definitive public rights of way map produced by Northumberland County Council. Table 4 highlights those local walking routes which are well used by the local community. Not all of those are specifically designated as PROW and therefore not included on the policies map (for Policy BR6). For example, the route identified in table 4 ‘out to the Broomhaugh roundabout’ is not designated as a PROW but it is well used by local residents. In addition, there are other footpaths which link to the PROW illustrated on the policies map.

For clarity, the additional pathways listed in Table 4 could be added to the policies map.