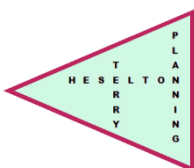


Independent Examination of the Lesbury Neighbourhood Plan

Questions to Northumberland County Council and Lesbury Parish Council

Terry Raymond Heselton BA (Hons), Dip TP, MRTPI

Independent Examiner



Terry Heselton Planning

8 April 2020

Following my initial assessment of the examination documents and Regulation 16 responses I have identified a number of issues that require clarification. My questions are addressed to Northumberland County Council in the first instance but may necessitate consultation with Lesbury Parish Council.

1.0 **Regulatory Requirements**

Town and Country Planning Act 1990 and regulatory requirements.

- 1.1 I would appreciate sight of any report or statement providing confirmation that Northumberland County Council is satisfied that the Plan and the accompanying submission documents meet the requirements of the 1990 Act and other legal requirements. (This is referred to in paragraph 16 in the non technical summary of the SEA Environmental Report)

Designation of the Neighbourhood Area – Neighbourhood Planning (General) Regulations 2012 (as amended).

- 1.2 Please confirm the date that the application to designate a neighbourhood area was submitted was 27 June 2017 as the date is incomplete on the application form published on Northumberland County Council's website.
- 1.3 Please confirm and provide evidence that the Regulation 6 requirements have been satisfied, with relevant dates, as there is no remaining evidence on the County Council's website. I appreciate that Council websites are frequently updated to avoid becoming overloaded with information so forgive me if I have missed a link to archived material.
- 1.4 Could you also indicate whether any objections or other comments were received to the proposed neighbourhood area.

Regulation 16 Publicity

- 1.5 What were the original 'publicity period' dates and why was the deadline for receipt of comments extended to 5 pm on Monday 10 February 2020.
- 1.6 Was the Regulation 16 notification publicised in any other way than through the Council's website, and in addition to being available online were the submission documents available for inspection at any particular location.
- 1.7 Please provide confirmation and evidence that relevant (Schedule 1) Consultation Bodies that were consulted at Regulation 14 stage by the Parish Council were notified as part of the Regulation 16 Publicity by Northumberland County Council.

Environmental Assessment of Plans and Programmes Regulations 2004

- 1.8 Please clarify the situation in relation to the Regulation 13(2)(b) consultation undertaken on the Environmental Report. I am in receipt of comments submitted on the Report by Northumberland Estates, dated 21 November 2019. These are attached as an appendix to representations on the Plan submitted by Northumberland Estates in response to the Regulation 16 Publicity. While I note that the SEA Environmental Report (and an HRA Assessment) was available for viewing and comment as part of the Regulation 16 Publicity, please provide details of the previous consultation including dates, and the manner publicised.
- 1.9 In addition please advise if any comments were received in response to the consultation from either the 3 consultation bodies or any other parties, in addition to those submitted by Northumberland Estates, and how comments received have been taken into account.

2.0 Extant Strategic Policies

- 2.1 Has Northumberland County Council undertaken an assessment of extant development plan policies in order to identify those which are considered to be 'strategic policies' within the meaning of paragraphs 075 and 076 of current national Planning Practice Guidance on neighbourhood planning. If so it would be helpful if you could provide me with a schedule of 'strategic' policies that apply within the Lesbury Neighbourhood Area.

3.0 Northumberland Local Plan

- 3.1 Can you provide a timetable for the remaining stages and adoption of the emerging Local Plan, including the envisaged publication date for main modifications. I would also appreciate being kept up to date regarding progress with the preparation of the Plan.

4.0 Housing Requirement

- 4.1 Policy HOU 3 in the emerging Northumberland Local Plan sets out indicative housing requirements for designated neighbourhood plan areas (2016 – 2036). Please explain the context for disaggregating the housing requirement to neighbourhood area level. How has the 45 dwelling requirement for Lesbury Neighbourhood Plan been calculated. Is there a mechanism for ensuring a minimum of 45 dwellings are delivered within the period 2016 – 2036.
- 4.2 Please update the information on housing supply within the Parish between the 2016 base date of the Local Plan and the end of March 2020, ie total dwellings permitted, completed and outstanding.
- 4.3 If information on historic windfalls is available at Parish level I would appreciate housing permissions and completions data for individual years in Lesbury Parish covering the period 1997– 2020.

5.0 Local Heritage Sites

- 5.1 Has Northumberland County Council prepared a 'Local List' of non-designated heritage assets. If not, does the County Council intend to do so and what is the programme for preparing a 'Local List'. If the County Council has prepared or is currently preparing a 'Local List' please provide details of any 'assets' identified within the Lesbury Neighbourhood Area.

It would be helpful if you could respond to these questions by Wednesday 22 April 2020.

I will let you know if I have any further questions and clarification requests as the examination progresses.

Please ensure this note is published on Northumberland County Council's website.

Terry Heselton
Independent examiner
8 April 2020