

**CONSULTATION STATEMENT
LOWICK NEIGHBOURHOOD PLAN -
SUBMISSION VERSION (2022 – 2036)**

August 2022

Lowick Parish Council

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1.0 Introduction

- 1.1 This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Lowick Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:
- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
 - explain how they were consulted;
 - summarise the main issues and concerns raised by the persons consulted; and
 - describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 This Consultation Statement therefore sets out a brief background to the preparation of a neighbourhood development plan for Lowick and sets out consultation events undertaken during the Plan preparation period.
- 1.3 The statement includes details of those consulted about the Plan at the various stages of Plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community. The Covid-19 pandemic reduced the ability of the Working Group to hold public meetings more recently and caused a significant delay to the production of the Plan.
- 1.4 A very few responses were received during the Regulation 14 consultation, and the Plan was amended accordingly.
- 1.5 Details of who were consulted, how, and when are also included. Appendix A contains a list of all statutory consultees (no local bodies were consulted as there are no such representative bodies in the Neighbourhood Area); Appendix B contains information about how the statutory stage of consultation was advertised and what letters were sent out; Appendix C contains a summary of responses made by residents following the initial consultation meeting, Appendix D contains a copy of the vision and objectives questionnaire, and Appendix G contains a copy of the responses received during the Regulation 14 consultation.
- 1.6 The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of the Parish Council, best meet community expectations expressed during the various stages of plan preparation.

2.0 Lowick Neighbourhood Plan – Background

- 2.1 The application by Lowick Council to designate the civil parish of Lowick as a 'neighbourhood area' was approved by Northumberland County Council on 19th June 2015. Since that time, various consultation events have taken place; the progress of the Plan was hampered somewhat by the Covid-19 pandemic, meaning that it has overall taken nearly 7 years to produce the Plan.
- 2.2 Following the approval of the designated area, there followed two consultation events with the local community prior to the Regulation 14 consultation. The first one was a broad consultation event (see below), and the second one was a more detailed consultation on a proposed 'vision' and a set of objectives and policy areas for the Lowick Neighbourhood Plan, including site specific matters such as Local Green Spaces and the proposed settlement boundary.
- 2.3 In order to keep an accurate and comprehensive record of the whole consultation process, the Parish Council website has had publicly accessible records of all documents which are summarised below:
- Latest working draft of the Neighbourhood Plan;
 - Latest consultation letter and details of how to respond to the consultation;
 - All background evidence reports consisting of a series of Topic Papers covering all aspects of the Plan
- 2.4 These documents are still also available online at the address below:

<https://lowickplan.com>

3.0 Consultation and Engagement Timeline

- 3.1 In general terms, local residents and businesses were kept informed about progress through the Neighbourhood Plan website hosted by Lowick Parish Council, the village newsletter and public meetings and coffee mornings (prior to the pandemic) and a village Facebook page.

2015

- 3.2 A Steering Group was established by the Parish Council to oversee the development of a Neighbourhood Plan for Lowick, and area designation was applied for and approved.

2016

- 3.3 Lowick Parish Council organised a village meeting with a representative from Northumberland County Council assisting and a presentation was made to the community to explain the neighbourhood planning process. This was held on Saturday 24th September 2016 and was very well attended. The theme of the event was 'Lowick Back to the Future', and a good number of people attended

the event. A sheet compiling the list of responses was made, and this is shown in Appendix C. In summary, responses that related to planning matters were as follows:

- Residents strongly value existing community facilities in the village and support the provision of new ones.
- There was support for more housing to meet the needs of people with a local housing need, and particularly affordable and self-build housing.
- Residents valued the landscapes around the village and wanted to see these preserved.
- Residents valued green and recreational spaces in the village.
- Residents wanted to conserve the historic character of Lowick, including some of the buildings in the Neighbourhood Area.

2018

- 3.4 Following a full analysis of responses and other comments received by the Parish Council from residents and local businesses, a vision was defined for the Neighbourhood Area, along with a set of objectives.
- 3.5 The Neighbourhood Plan Heritage Group held a Heritage Weekend in Lowick Village Hall, where a stall was held showing the Buildings Survey which identified non-designated heritage assets, and people were invited to feed into the process. This led to more detailed policy in the Neighbourhood Plan about non-designated heritage assets.
- 3.6 On Saturday June 30th another Village Open Day was held in Lowick Village Hall, and a consultation was undertaken on the Vision and Objectives. A questionnaire was posted to every household in the Parish and was also available online (attached as Appendix D). The consultation event also consulted on a range of proposed settlement boundaries (5 options) and was carried out over a period of two weeks (until 15th July).
- 3.7 Some responses were received, and some alterations were made to the plan as a result (in particular, the removal of one of the proposed Local Green Space designations).

2019

- 3.8 Following comments made at the initial consultation with regard to the need for affordable housing, a Housing Needs Assessment was carried out by Community Action Northumberland. This involved a questionnaire that was sent to every resident in the Parish (attached as Appendix E). 94 responses were received from the questionnaires out of 289 distributed, meaning a response rate of 32.5%. Out of those responses, 9 people expressed a housing need. The policy approach following this was to ensure that the

settlement boundary policy made provision to support rural exception sites. The policy was subsequently amended at Regulation 14 stage, following comments from NCC and duplication with the NPPF.

2020

- 3.9 Production of the Neighbourhood Plan was held up during 2020 due to the Covid-19 pandemic. Most work on the plan stopped for a considerable amount of time. Although a screening opinion was sought at this stage under HRA and SEA regulations, and the work on the SEA was begun with the help of Northumberland County Council. In 2021 the Council sent a letter to all Parish Councils to inform them that due to the Covid-19 outbreak, consultation on the Regulation 14 version of the Plan should be paused (letter attached in Appendix F). This meant that all worked stopped on the Plan for a while.

4.0 Pre-Submission (Regulation 14) Neighbourhood Plan consultation (5th May 2022 until 16th June 2022)

- 4.1 Following a delay in the preparation of the Plan due to the Covid-19 pandemic, the Parish Council commenced their pre-submission Neighbourhood Plan consultation. The consultation took place for a period of 6 weeks, and a list of consultees is contained in Appendix A.
- 4.2 Notices were placed on the Parish Council website and the individual statutory consultees listed in Appendix A were written to or e-mailed with information about how to view and respond to the plan.
- 4.3 The draft Plan was available to view on the internet, and hard copies were also made available for those unable to access the online versions. These were placed in the local church (St John the Baptist's Church in Lowick) during the 6 week consultation period, and a further copy was made available for inspection at the Platinum Jubilee Fete on Saturday 3rd June 2022. A copy of the cover of this version is included in Appendix B.

Statutory Consultees' Responses:

- 4.4 A full and detailed response was submitted by Northumberland County Council and is included in Appendix G. Many of them related to minor changes or additions to policy wording and criteria and almost all of the comments were incorporated into the final version of the Plan. The Coastal Mitigation Policy was deleted as it repeated policy in the Northumberland Local Plan. Further discussions with NCC have indicated that this policy should be included in the final version of the plan. If this is the case, Lowick Parish Council are in agreement to the policy being reinstated.
- 4.5 Surprisingly, there were no other responses from statutory consultees.

Responses from landowners

- 4.6 There were no responses received at this stage from local landowners, although responses had been received in response to earlier consultations and landowners were consulted and involved throughout the process.

Responses from residents

- 4.7 There was only one written response from a local resident, with a number of other verbal responses supporting the Plan. The written response was overall supportive, with some suggestions for alterations to some policies; most of these alterations have already been carried out as a result of comments made by NCC.

5.0 Habitats Regulations Assessment

- 5.1 A Screening Opinion was sought as to whether Habitats Regulations Assessment would be required. The Plan was screened in; a copy of the full screening opinion is submitted with the Plan.

6.0 Strategic Environmental Assessment

- 6.1 The plan was screened to see if a Strategic Environmental Assessment would be required. The plan was screened in. The screening opinion is included in the submission documents, as is the full Environmental Report. The recommendations set out in that report were all incorporated into the final version of the Plan.

7.0 Conclusions

- 7.1 The Submission Plan is the outcome of nearly seven years of work on the part of the Lowick Steering Group, with a hiatus during the Covid pandemic which halted work on the Plan. There has been significant community engagement in various forms in the early stages, through open events, questionnaires, and other surveys carried out by individuals in the Steering Group and external consultants.
- 7.2 The Parish Council believe that the Lowick Neighbourhood Plan (Submission version) is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.
- 7.3 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Parish Council. The Submission Plan is supported by a Basic Conditions Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.
- 7.4 This Consultation Statement demonstrates that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and

valuable in shaping the Plan which will benefit communities across the Parish by promoting sustainable development.

APPENDIX A

Appendix A: Neighbourhood Plan Consultation Bodies for LOWICK Parish Council (supplied to Parish Council by NCC)

Consultation Body	Organisation	Contact
Local Planning Authority	Northumberland County Council	Rob Murfin (Director of Planning), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 625542 Email: rob.murfin@northumberland.gov.uk
		David English (Planning Manager, Neighbourhood Planning), Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF Tel: 01670 623619 Email: david.english@northumberland.gov.uk
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG Email: planningconsultation@coal.gov.uk
Homes England	Homes England	Homes England, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA Email: enquiries@homesengland.gov.uk
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ Email: consultations@naturalengland.org.uk
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR Email: planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF Email: e-neast@HistoricEngland.org.uk
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT townplanning.LNE@networkrail.co.uk

Consultation Body	Organisation	Contact
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways England, Lateral, 8 City Walk, Leeds, LS11 9AT Email: PlanningYNE@highwaysengland.co.uk
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2EF Tel.: 01670335161 Email: norccg.enquiries@nhs.net Jamie Mitchell Head of Commissioning, Estates and Premises NHS Northumberland Clinical Commissioning Group Email: jamie.mitchell4@nhs.net
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX Tel.: 0117 953 1111 Email: info@avonline.co.uk
	Alncom	info@alncom.co.uk
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carlisle Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB
	Briskona	enquiries@briskona.com
	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk

Consultation Body	Organisation	Contact
	Virgin Media Limited	Virgin Media Limited, Unit 2, Network House, New York Way, New York Industrial Park, Newcastle upon Tyne, NE27 0QF Virgin Media Limited (Head Office), 270 & 280 Bartley Way, Bartley Wood Business Park, Hook, Hampshire, RG27 9UP
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN info@wildcard.net.uk
	Arqiva	Email: community.relations@arqiva.com
	Openreach	newsitereceptionedinburgh@openreach.co.uk
Any person to whom the electronic communications code applies	CTIL (Acting on behalf of Vodafone and O2)	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA Email: EMF.Enquiries@ctil.co.uk
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG Email: public.affairs@ee.co.uk
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ Email: jane.evans@three.co.uk
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA
	National Grid	Matt Verlander, Avison Young, Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ Email: nationalgrid.uk@avisonyoung.com Spencer Jefferies, Town Planner, National Grid, National Grid House. Warwick Technology Park, Gallows Hill, Warwick, CV34 6DA Email: box.landandacquisitions@nationalgrid.com

Consultation Body	Organisation	Contact
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU
Sewerage undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB katherine.dobson@nwl.co.uk 0191 419 6767
Water undertaker	Northumbrian Water Limited	Katherine Dobson, Planning Team Leader, Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB katherine.dobson@nwl.co.uk 0191 419 6767
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer, Marine Management Organisation, PO Box 1275, Newcastle upon Tyne, NE99 5BN Email: consultations.mmo@marinemanagement.org.uk
Adjoining local authorities	Kylloe Parish Council Tillside Parish Council Doddington Parish Council Bowsden Parish Council Ford Parish Council	4westkylloe@gmail.com parish@tillside.uk doddingtonpc@btinternet.com sussan.sim21@btinternet.com clerk.fordpc@btinternet.com
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area		None identified
Bodies which represent the interests of different religious groups in the neighbourhood area		None identified

Consultation Body	Organisation	Contact
Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		None identified
Bodies which represent the interests of persons carrying on business in the neighbourhood area		None identified
Bodies which represent the interests of disabled persons in the neighbourhood area		None identified
Organisations which have asked to be <i>notified</i> about neighbourhood plans in Northumberland – n.b. These are not consultees		
The Theatres Trust	Mark Price (Planning and Heritage Adviser), The Theatres Trust, 22 Charing Cross Road, London, WC2H 0QL Email: mark.price@theatrestrust.org.uk	
Sustrans	Sustrans, 2 Cathedral Square, College Green, Bristol, BS1 5DD Email: reception@sustrans.org.uk	
National Farmers Union	Andy Stephenson, Planning, National Farmers Union, Agriculture House, 207 Tadcaster Road, York, YO24 1UD Email: andrew.stephenson@nfu.org.uk	
All Things Neighbourhood Planning	Ed Dade (www.neighbourhood-planning.co.uk) Email: info@neighbourhood-planning.co.uk	
SSA Planning	Steve Simms steve.simms@ssaplanning.co.uk Mark McGovern mark.mcgovern@ssaplanning.co.uk	
Quod Planning	Estelle Hutchinson Estelle.hutchinson@quod.com	

Tetlow King Planning	Consultation@tetlow-king.co.uk
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APPENDIX B

**APPENDIX B: Regulation 14 letters to residents, consultation bodies, and
copy of site notice**

LOWICK PARISH COUNCIL

NEIGHBOURHOOD PLAN

Northern Gas Networks,
1100 Century Way,
Thorp Business Park,
Colton,
Leeds,
LS15 8TU

30/4/2022

Dear Consultee

LOWICK NEIGHBOURHOOD PLAN

Neighbourhood Planning (General) Regulations 2012: Regulation 14 consultation and publicity

Consultation under Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004

Lowick Parish Council, as a qualifying body for the purposes of neighbourhood planning for the Lowick Neighbourhood Area, has completed the preparation of the Pre-Submission Draft Lowick Neighbourhood Plan. For the purposes of the Neighbourhood Planning Regulations, you are identified by the Parish Council as a consultation body whose interests may be affected by the policies contained in the Draft Plan.

The Regulations require that consultation must take place for a period of not less than six weeks starting on the date the Draft Plan is first publicised. Written representations are therefore being invited on the Draft Plan for six weeks, commencing **5th April 2022** and ending at **23.59 on June 12th 2022**.

In addition, Northumberland County Council has confirmed that Strategic Environmental Assessment is required for the Lowick Neighbourhood Plan. An assessment has been undertaken and an Environmental Report has been prepared. This report considers the impact that introducing the policies in the Plan may have on the environment. In accordance with the SEA Regulations, Lowick Parish Council must make the Environmental Report available for consultation.

The Plan plus supporting documents, and the Environmental Report can be viewed on the Lowick Neighbourhood Plan website at www.lowickplan.com. Hard copies of these documents will be available to inspect at St John Baptist Church, Main Street, Lowick, at all times except during advertised church services.

The Plan will be exhibited on the afternoon of Saturday 5th June, during the Platinum Jubilee Fete to be held on Lowick Common. Members of the Parish Council will be on hand to record comments.

We would be pleased to receive any written representations you may wish to make on the Plan plus supporting documents, and the Environmental Report **before 23.59 on Thursday 12th June 2022**. Representations must be made in writing either by email to lowickparish@outlook.com or by post to: John Huddart, Lowick Parish Council, 5 Cheviot View, Lowick, TD15 2TY.

If you have any questions about this consultation, please do not hesitate to contact us.

Yours faithfully

John Huddart
Chair, Lowick Parish Council

LOWICK PARISH COUNCIL

NEIGHBOURHOOD PLAN

Northern Gas Networks,
1100 Century Way,
Thorp Business Park,
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If you have any questions about this consultation, please do not hesitate to contact us.

Yours faithfully

John Huddart
Chair, Lowick Parish Council

LOWICK PARISH COUNCIL

Public notice

The Lowick Neighbourhood Plan The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL

Lowick Parish Council has prepared a Draft Neighbourhood Development Plan for the Lowick Neighbourhood Area. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parish.

The Parish Council is required to publicise the Draft Plan and invite comments. Copies of the Plan plus supporting documents will be available for public inspection for a period of not less than six weeks commencing on **Thursday 5th May** and ending at **23.59 on Thursday 9th June 2022**.

These documents can be viewed on the Lowick Neighbourhood Plan website at:
www.lowickplan.com

Printed copies of the documents will be available for inspection at the following location:

- St John the Baptist's Church, Lowick [Generally Available, except during Church Services]

Any person or organisation may comment on the Plan and supporting documents.

Representations may be made by email to **lowickparish@outlook.com** or by post to:
John Huddart, Lowick Parish Council, 5 Cheviot View, Lowick, TD15 2TY

All representations must be received by the Parish Council **no later than June 9th [23.59]**. All representations will be publicly available and will be considered by the Parish Council in producing the final Draft Plan which will then be submitted to Northumberland County Council as local planning authority who will arrange further publicity and an Independent Examination.

A Drop In Desk will be manned during the Jubilee Fete on Lowick Common or the Village Hall, from 2.15-4.15pm on June 4th where members of the Parish Council will be on hand to record comments.

John Huddart

Chair, Lowick Parish Council

Date: 29th April 2022.

LOWICK NEIGHBOURHOOD DEVELOPMENT PLAN 2022 -2036



**Regulation 14 (Pre-Submission) Version
April 2022**

Lowick Parish Council

FOREWORD

The Lowick Neighbourhood Plan is intended to be a blueprint for the future of the village. Unlike previous Parish Plans, it will become part of the Development Plan for this area for the next 16 years. What is built in the village and the parish will be based on it.

It is intended to safeguard the heritage of the village, while encouraging growth and development. It looks to preserve the character of the community as a good place to live and work, whilst increasing and supporting local decision-making.

The basis for the plan was inspired by the Localism Bill introduced by the Government in 2011. It has been drawn up by local people and Lowick Parish Council after extensive consultation. We hope you have seen our exhibitions and had a chance to contribute your ideas.

It will shortly be scrutinised by an Examiner who will approve it, or return it for further work. Then it will be put to a local Referendum, and will become our planning policy, if a majority approves.

The Planning Group thanks everyone who has worked to produce the parts of the plan and its policies, and especially our Consultant, Jenny Ludman, who has been instrumental in steering the plan towards completion.

In this document you will find details of the policies and planning proposals we have agreed. If you wish to comment, this can be done quickly via the website at <https://lowickplan.com>. You can also comment via e-mail to lowickparish@outlook.com, or post your comments to **John Huddart, Lowick Parish Council, 5 Cheviot View, Lowick, Berwick upon Tweed, TD15 2TY**. A hard copy of the Neighbourhood Plan and supporting documents, including the Environmental Report, is available for viewing at **St John the Baptist Church, Lowick** [open all day, and only not viewable during Church Services], and a **Drop In Stall will be open at the Jubilee Fete, on Lowick Common on Saturday June 4th, 1.45pm – 4.15pm**, where you can view documents, and speak to members of the Parish Council about the Neighbourhood Plan.

The consultation on this Regulation 14 version of the plan formally commences on **Thursday 5th May 2022 for a period of 6 weeks, ending on 9th June 2022**. We will then review all comments and submit a final version of the Plan to Northumberland County Council, who will carry out a further consultation before the plan is examined.

John Huddart - Chair of Lowick Parish Council and Lowick Neighbourhood Plan Steering Group

PLEASE DO NOT
REMOVE THIS FOLDER.

IT MAY ALSO BE READ ONLINE AND
DOWNLOADED AT

WWW.LOWICKPLAN.COM

A summary of the policies the Plan contains is in
the PVC wallet in section S at the end of this
folder.

Please take a copy if you have not received one

APPENDIX C

Responses to the Your Lowick, Your Future Questionnaire

The questionnaire was launched in the parish at the Parish Day held on October 24th. It was subsequently delivered to every home in the community.

The questionnaire was also available online.

The purpose was to ascertain what features of the village were important to people and what they would like to see enhanced.

17 Questionnaires were completed and handed in. 3 people used the online questionnaire and submitted this.

There were three questions.

A. What do you feel is good about life in Lowick?

The responses:

1. Nice and friendly village
2. Good School, Good Shop, Good Church. There are lots of organisations – something for everyone.
3. Quiet – Local Shop – Friendly – Rural
4. Quality of life – very little crime – quiet/clean – Good access to rail and air for Travel – Very good health care from local services
5. Meeting new people
6. It is a wonderful safe environment for children to grow up with all the amenities required – shop, pubs, village hall, etc. – The countryside is also fantastic
7. –
8. Just moved onto village – excellent friendly, helpful local shop – active village hall – potential for new pub [been declined twice for a meal at Swan!!] – Stunning rural location, wonderful views, quite community feel with friendly people – Walks from your doorstep – A wealth of history that we are keen to learn more about
9. It's good to part of a small, mixed-age community, and have the opportunity to get to know locals – adults and children
10. A small friendly village with a real sense of identity and pride of place. The presence of a flourishing school, shop and soon again, active pub are real strengths.
11. Community spirit – friendly village – excellent location – lots of variety - diversity – village shop – looking forward to the Black Bull opening
12. Community spirit – Relatively crime-free
13. It seems small enough that you can get to know people – peace and tranquility

14. Nana's Gingerbread cake – the Village Store – The Lights turning on – The Christmas Eve Carol Service – The politeness of the people
15. How pretty and peaceful everything is – The heritage of Lowick
16. The people- the support they give – The countryside around – the views of the sea and the walks – The amenities like the Village Hall and the Shop, School, Playpark, Church, The Garage – Community Activities such as the ones in the village hall [but could have more tennis] – Swimming, even, a Gym/Indoor Sports Hall] – The Community Orchard / the pubs – The flowers around the village
17. Peaceful – Crime free [born here so very biased] – Plenty activities

B. What do you think makes this neighbourhood a good place to live and work in?

The responses:

1. I like to run and walk, so plenty of places to do this. Will be better when the Black Bull reopens – to get together with friends
2. If you want to get involved there is always someone to lead you in the right direction
3. No noise [except for the lorries] – not sure about work?
4. -
5. Because everybody knows everybody and we all get along
6. To live in – very safe and many people know many people without being busybodies! – To work in – I wish I could!!!
7. Sage – Shop and Services – Diversity of people – Prescriptions to village shop – Diversity of age Groups
8. Thank you so much for organizing this, it has been a fantastic opportunity to find out what is happening in Lowick – Excellent displays/photos by groups – PS I would like to see a book/website with all this information so it isn't lost
9. It's pretty well crime free, and we have a very good shop. Also there are lots of activities in the village hall
10. The position of the village is ideal, distant views of the sea and Cheviots, and the possibility of walking out in any direction into attractive countryside are real advantages
11. Location – People – neighbours – Facilities
12. Easy access to A1 and Train Station – Good School – Sensible house prices and availability
13. I can't work here because the Internet is too poor quality. I have to rent an office in Berwick
14. The speed camera things at the top and the bottom
15. How friendly everyone is – the Lowick Village Store
16. What should be preserved – the Row of Houses by the farm – hinds' cottages and the barns opposite – very old and historic. The back lane parallel to the main road – The Village Hall – The Common – The

Churches. All the Georgian buildings. The pubs. The football field – the Church bells restored
17. Crime free, retired – Friendly people

C. What aspects of life in Lowick could be improved, and how?

The Responses:

1. Tidy up village – not a Village in Bloom, but just a general tidy up. Now is the time when all leaves falling off trees makes a bit of a mess especially village hall.
2. Affordable housing – Encourage young families and retired people to stay – We miss the colour and tidiness that 'Lowick in Bloom' created – Could there be another group set up to do something similar?
3. Advertise local groups, activities more
4. We need more building plots/houses that are not for wealthy or retired. We must provide for younger people with families. This helps the school and makes the village a more viable unit
5. The farm
6. In the immediate village all is good. – Maybe more info about village activities – or an LED notice board in the village shop
7. Pub – Community integration at all levels – Involvement of School throughout the year – newsletter – more interactive web-site
8. Too early to say but we have moved here because of all mentioned in 1. [A] and we would be disappointed to see that spoilt by overdevelopment or inappropriate development or development that is not sympathetic to the character of the village.
9. I think its pretty god already!
10. Affordable housing is now and increasingly going to be of central importance as the village attracts new people coming to live here – an advantage – but it shouldn't mean that process become prohibitive
11. Affordable housing for young families and older people – empty property filled
12. Perhaps some 'traffic calming' measures, e.g. sleeping policemen!
13. Slower traffic
14. The park should have a zip wire
15. You could have a medical clinic
16. On entering the village from the bottom of the hill [E] it would be welcoming to have lighter/brighter housing – Silos should be screened – Trees down the main street – especially in front of Bookless motors
17. White Swan! Traffic on Main Street [i.e.. parked cars] – group to tidy Lowick as some places are missing Lowick in Bloom's touch. Could meet once a month to do tidy up

Emails

A. What makes this neighbourhood a good place to live and work in?

1. Small and relatively quiet village. Happy to allow children to "play out" in the village. Still has a village shop - a valuable amenity for the community and an attraction for those moving to the area - the "how far do you have to go for a pint of milk?" test. Excellent village school another valuable asset.
2. Living near to the village of Lowick is a privilege, Located between the Cheviot Hills, the Northumbrian coast, Berwick, Bamburgh, Alnwick and Wooler for me it is an ideal location to live. The accessibility of the A1, east coast mainline and proximity to both Newcastle and Edinburgh airports provide excellent communication to other parts of the UK (and the world).

In Lowick (and surrounding villages) there is a community of people who make the village a nice place to live. I appreciate their approachability, cheeriness, conversation and humour.

The Village Hall with its busy and diverse programme of activities provides a continuing focus for the community to come together.

3. The football club is a great asset, punches well above its weight for the size of the village. It's a great community asset.
Bookless Motors and the Village Shop are not just a convenience for getting your car or mower fixed, pick up a butty, your pills and the papers but also a place for a chat and a catch up on the gossip.
We are going to have 2 pubs, both with eateries! Let's hope that works out. We've got the Village Hall at the Bottom end of the street and Church on the Upper Side. Both have their role and are in good shape.
School: good to have it. Long may it thrive. It might pick up another 2 years if the middle schools collapse. Is there room?

B. Which are the best parts of Lowick?

1. Looking forward to Black Bull opening - an asset to the village and economy - Excellent village school. Corner shop. Play park and common for children (though underused). Orchard.
2. The Village Hall. The Village Shop. The Church. Bookless Garage. The Village School. The playground/recreation area. The Orchard. The views: to the sea, Kyloe Hills and Cheviots. The bus service.

Although Lowick is not naturally a pretty village I appreciate the efforts of individuals who live on Main Street in looking after their gardens and planting.

I look forward to the reopening of the Black Bull.

3. We are somewhat out of town so can pick from Lowick, Ford and Etal so we cannot really comment here as we pick what we like from all around.

C. Which would you change?

1. Glad to see there is a plan coming together to take into account the opinions of the village and parish council in planning decisions. Hopefully County will start to take notice and this will prevent the overdevelopment of sites and buildings that do not fit in with the village as has happened in the past e.g. wooden eco house.
Chapel House - some kind of order to have something done with it, not attractive on the Main Street. Dangerous with slates and masonry falling from the roof onto the public footpath in recent years.
Road - Traffic still travel far too fast down Main Street, even with the new speed signs at either end of the village. It is a long straight road and the traffic builds up speed between the two signs, including HGVs and agricultural traffic, often whilst drivers are talking on their mobile phones! Very dangerous considering the position of the school and the amount of parked cars on Main Street.
Considering the Highways agency regularly uses the road through the village as a diversion when the A1 is closed there is a distinct lack of investment in the surface of the road which is very poor between the village and Barmoor junction with many badly patched potholes and poor drainage.
2. Not a lot... more of the same! Further opportunity for community activity with perhaps a stronger link with other villages: Bowsden, Ancroft, Ford, Etal
3. In order to develop community, the village needs to grow its people numbers. To do this it will need more housing. The linear geography of Lowick needs to fatten out to the North and South but the houses need space to have gardens and trees to harbour fauna as well as folks. Self-build housing plots would provide opportunity for energetic young folk to get on the housing ladder and would add a smattering of interesting new personalities in the community. Housing should not be confined to the village. There is scope for small residential developments on farms around the parish. These small-scale housing developments could be combined with the creation of small woods and conservation areas. Lowick needs more trees. Any new housing schemes, farm or industrial buildings, caravans etc. should depend on a proportion of land being devoted to woodland.

Local employment is sadly declining. We need small business units to facilitate the development of craft businesses, internet offices, alternative therapies, food businesses, wedding venues...
We need a spiritual leader who has a 'my door is always open' policy.
There should be a dark sky policy to cover all of the parish including the light pollution hot spot of the Barmoor caravan sit. Don't the townies who come there want to be able to see the stars or is that too scary away from their norm to handle?

D. Which parts of the Village need protecting

1. Those areas and buildings that have a historic link.

E. New Facilities?

1. Common is currently an under used asset. Maybe a tarmac path around it would allow children to learn to ride their bike, roller skate, scooter here away from traffic. Would also give a walkway for those exercising dogs when the ground is muddy. Would also give a safe place for runner/joggers in the darker nights.

Post Office - Please could we have this back in the shop. This was a major loss to the village and the replacement van is a very poor and unreliable alternative.

Footpath from the village to the orchard as was originally mentioned when the orchard was established. This would increase the visitors to the orchard.

2. An occasional (monthly?) village market.
3. Given the area we live (and tourism) a summer festival.

F. Which parts of the Village need protecting - where and why?

1. The open spaces need protecting from any future development.
Common, playpark, school grounds.
The village school - this has an excellent reputation and is an asset to the village.
The village shop and pubs, again a draw to the village from the surrounding areas and for those looking to move to the area.

An analysis follows.

APPENDIX D

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Neighbourhood Planning came about through the introduction of the **Localism Act in 2011**. It gives local communities an opportunity to influence development in their areas. The **Neighbourhood Area for Lowick** was approved by Northumberland County Council on the 19th of **June 2015**.

A Neighbourhood Plan is a community-led planning framework for guiding future development, regeneration and conservation. IT must conform to the requirements of UK Planning Law, Local Planning Documents at a County Level, and EU legislation.

It seeks to guide the use and development of land. It may contain and reflect a vision. It may propose planning policies for improving the area or providing new facilities. It may allocate key sites for specific kinds of development.

Drawing on community consultations with groups, individuals and owners, we have been working hard to draft a Neighbourhood Plan for the area. The Parish Council in Lowick is responsible for the development of the plan, together with members of the community. It is the main body responsible for the augmentation of many of the proposed policies.



Our **Vision** for Lowick is intended to last for 15 years until 2033, or from whenever the plan comes into force. It contains a set of objectives which cover the 7 key themes of **Community Facilities, Natural Environment and Biodiversity, Accessibility, Housing, The Local Economy, and Local Heritage, Character and Design**

For each objective we have identified specific **planning policies** which we think will help the community achieve those targets. We have suggested **community actions** which the Parish Council should take forward to support the Plan

We have been reviewing all possible sites for future development (see maps on the website and in our booklet). The aim is to encourage suitable development, which both meets our needs and is in keeping with the character of our village and its different localities.

We are now consulting you, on whether you think we are going in the right direction.

Are there things you agree or disagree with? Are there things we have missed? You can comment directly on the objectives and proposed policies in this pamphlet, or do so online via Lowick.Live of the Neighbourhood Plan website [address in the footer of each page.

If you have further questions, there is a **Consultation Open Day on Saturday 30th June, from 10.00 am until 4.00 pm**, at Lowick Village Hall

OUR VISION FOR THE LOWICK PARISH NEIGHBOURHOOD AREA:

By 2033, Lowick will be a Parish with a balanced, sustainable community and a mix of people of all ages. Local facilities and services will be maintained and enhanced. Local character and heritage will be the inspiration for new development which will be well integrated into the village. Lowick and the wider parish will be an even more attractive place to work, live and visit.

Please comment here on this Vision

Comments also online, at www.lowickneighbourhood.wordpress.com, or to Lowick Parish Council Neighbourhood Plan Steering Group, c/o Ann Gold, Barmoor Southmoor, Lowick, or to lowick.parish@outlook.com, by July 15th 2018.

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 1: Community Facilities

We will protect our most highly valued community facilities and encourage the provision of new community facilities to increase the sustainability of Lowick



To do this we propose the following **planning policies**:

Policy L1: Community Facilities

To protect local community facilities and registered Assets of Community Value from loss to other uses, and to support the further provision of new community and recreational facilities

Do you agree we should have a policy on this? Yes/No (please circle)

What do you think are the most important community facilities in Lowick that we should retain?

What type of new facilities (including recreational facilities) do we need?

Policy L2: Local Green Spaces

We will designate land as 'Local Green Space' which will be given the highest level of protection. Development on these sites will not be allowed except in very special circumstances unless it is related to the enhancement or enjoyment of that Local Green Space.

Do you agree we should have a policy to designate Local Green Spaces in the village
Yes/No (please circle)

Which green spaces do you most value in Lowick, and why?

Community Actions

For this objective, community actions to be taken forward by the Parish Council will be:

CA1: We will identify and register Assets of Community Value with Northumberland County Council.

CA2: Provide and encourage better public information about community facilities, local needs and local services and support initiatives such as Lowick in Bloom

CA3: We will identify sites for new green space in partnership with owners, and work to promote groups who might use them

CA4: We will work closely with the school, the village hall, and the church to improve facilities and links with the local community.

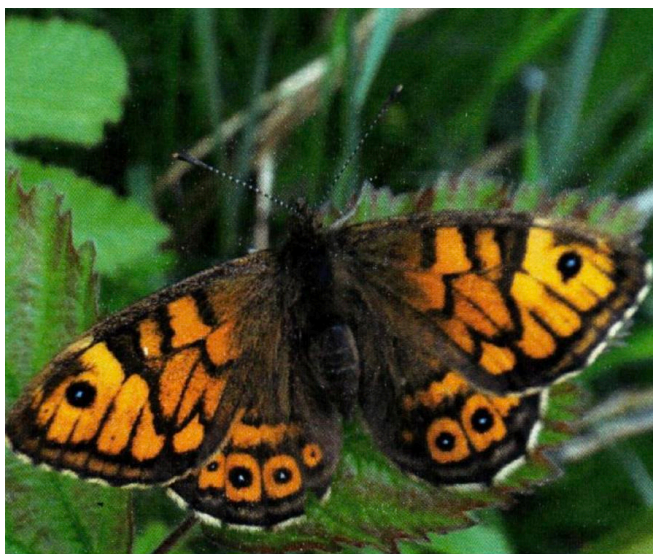
Please make any additional comments here:

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 2: Natural Environment, Biodiversity and Landscape

Lowick will grow in such a way that respects the special landscapes around it, incorporates bio-diversity into new development and respects the special qualities of the area.



To do this we propose the following **planning policies**:

Policy L3: Development within the settlement boundary for Lowick

Define a settlement boundary for the village and focus new housing development within the settlement boundary. Outside the settlement boundary new open market housing would not be permitted.

Do you agree with this policy? Yes/No

Do you agree with the proposed settlement boundary shown on the plans? Yes/No

Policy L4: Biodiversity and development

This policy would ensure that new development incorporates biodiversity and landscaping into the scheme wherever possible and incorporates measures to reduce the impact of lighting of the development on biodiversity and on the nearby Dark Sky Park.

Do you agree with this policy? Yes/No

Community Actions:

Alongside the planning policies, we propose a number of 'community actions' which will be taken forward by the Parish Council. For this objective, community actions will be:

CA5: Identify areas of special interest, based on local research and knowledge.

CA6: Produce documentary evidence for education and leisure of the diverse flora, fauna, and habitats in the parish.

Please make any additional comments here:

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 3: Accessibility

To make the Neighbourhood Area more accessible to all, we will work to improve access to public transport, improve cycle ways and public rights of way, and make Lowick a safer place to walk and cycle. We will also seek to improve the provision of better mobile telephone communications, and to maintain and improve broadband speeds from all providers.



To do this we propose the following planning policies:

Policy L5: Accessibility

New development must ensure it is well integrated within the village by incorporating high quality and safe pedestrian routes and cycle ways within the development to reduce the need to travel short distances by car.

Do you agree with this policy? **Yes/No**

Policy L6: Walking route between Lowick and the Community Orchard

This policy would support the provision of a safe walking route between Lowick and the Community Orchard and other community facilities

Do you agree with this policy? **Yes/No**

Policy L7: Broadband and Telecommunications

This policy would support telecommunications infrastructure to improve coverage in the Neighbourhood Area and ensure that new development provides broadband infrastructure

Do you agree with this policy? **Yes/No**

Community Actions

The Parish Council will also work to achieve the following community actions:

CA7: preserve and improve public transport services and liaise with NCC Highways to reduce speeds through the village and traffic calming

CA8: Work with landowners to improve walking routes between the village and the Community Orchard

CA9: Monitor and report on public footpaths, and seek to add to available paths where possible – most notably, a circular route parish path round the perimeter

CA10: Monitor and work to preserve the current status and condition of the Church Lane – Dryburn Lane B.O.A.T., known locally as “The Backsides”

Please make any additional comments here:

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 4: Housing

To ensure we have a truly sustainable community we will seek to ensure there is enough housing to meet the needs of all sectors of our community, particularly young families and first-time buyers.



To do this we propose the following planning policies:

Policy L8: Housing site allocations

Define sites for new housing and ensure these sites deliver an appropriate amount of affordable housing and a healthy type and mix of housing based on housing needs in our area.

Do you agree with this policy? **Yes/No**

Where should we propose new housing in the village? A site has been identified at the west end of the village, which could also include rented affordable accommodation. You could comment on this location.

What kind of new housing do we need most in Lowick?

Policy L9: New housing within the settlement boundary

Support new housing within the settlement boundary of Lowick providing it complies with certain criteria.

Do you agree with this policy? **Yes/No**

What do you think these criteria should be?

It has been suggested that the sale of new homes for second/holiday homes should be prevented.

Would you agree with such a policy? **Yes/No**

Community Actions

The Parish Council will also work to achieve the following actions:

CA11: We will work with CAN (Community Action Northumberland) to develop an appropriate method of assessing and encouraging community housing needs work with Bernicia and NCC on providing for housing needs

CA12: We will continue to work with landowners on planning for housing development

Please make any additional comments here:

LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 5: The Local Economy

Provide opportunities for and support a more vibrant and diverse local economy including tourism in Lowick village and surrounding areas



To do this we propose planning policies that:

Policy L10: Local employment

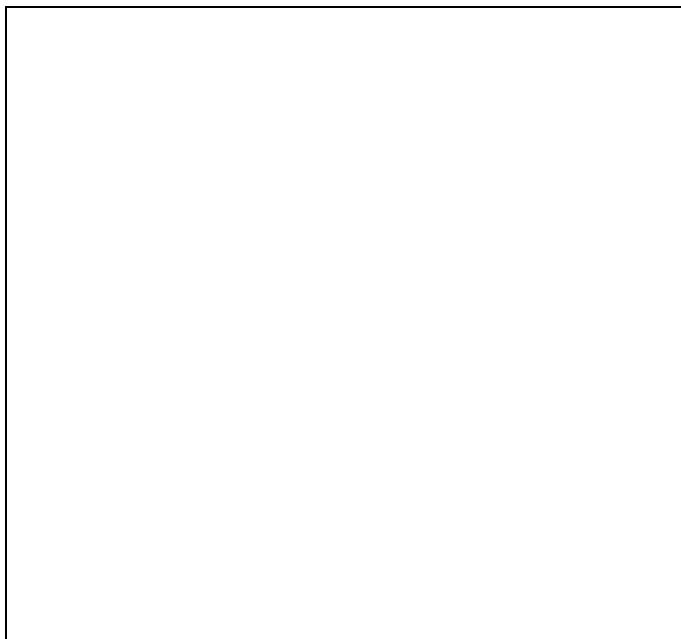
Promote more small-scale employment enterprise, including home-working in the village and allocate land for employment use if available.

Do you agree with this policy? **Yes/No**

Policy L11: Rural enterprise

Support rural enterprise, farm diversification and rural businesses, including businesses based around heritage and tourism, and identify specific sites (Barmoor Castle)

Do you agree with this policy? **Yes/No**



LOWICK NEIGHBOURHOOD PLAN

Vision and Objectives - June 2018

Objective 6: Local Heritage, Character and Design

Preserve and enhance the character of the village of Lowick and identify local buildings which are of special local interest. Identify a historic core for the village and ensure that new development in that area reinforces local character. Supporting and encourage new building which promotes good design standards and shows originality if required.



To do this we propose to have the following planning policies:

Policy L13: Non-designated heritage assets

Identify buildings that are of local historic interest and have a policy to ensure their protection and enhancement

Do you agree with this policy? **Yes/No**

Policy L14: Lowick's Historic Core

Identify a 'historic core' for Lowick and support development which enhances and retains its special character.

Do you agree with this policy? **Yes/No**

Policy L15: Sustainable and innovative design

Policy to support innovative, sustainable design, and design that introduces interesting new character to the village.

Do you agree with this policy? **Yes/No**

Policy L16: Conversion of buildings

Support the conversion of redundant buildings to residential or other uses

Do you agree with this policy? **Yes/No**

Community Actions

CA13: Work with owners at Barmoor Castle to improve the building, and potential for visitors to access the Castle

CA14: Adopt a buildings style-guide for Lowick based on local vernacular architecture and features which encourages imaginative and effective re-use of agricultural buildings

Please make any additional comments here:

APPENDIX E

Lowick HOUSING NEEDS SURVEY

We are currently preparing a neighbourhood plan and are interested in your views on the principle of providing affordable homes for local people in your parish. We would therefore be grateful if you could take a little time to help us by filling in this questionnaire.

PART ONE – TO BE COMPLETED BY ALL HOUSEHOLDS

Q1. Please tell us about your household's connection with the Lowick Parish

Do you live in the Lowick Parish?

Yes ☐ No ☐

- If yes, how long has a member of your household lived here?

Yrs ☐ Mths ☐

Does any member of your household have close family (parents, children or siblings) living in Lowick Parish?

Yes ☐ No ☐

Does any member of your household work in the Lowick Parish?

Yes ☐ No ☐

- If yes, how long have they worked here?

Yrs ☐ Mths ☐

Would you be happy to live in suitable accommodation in Lowick?

Yes ☐ No ☐

If no, where is your preferred location to live (please give your reasons in the box below)?

Location

Q2. Please provide details of everyone living in your home including yourself.

Relationship to You	Employment status*	Age						
		<25	25-34	35-44	45-54	55-64	65-74	75+
self								

**Please select one of the following options: employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired*

Q3. About the home you currently live in. Do you:

Rent from local authority

☐

Rent from Housing Association

☐

Live in accommodation provided by your employer

☐

Rent from Private Landlord

☐

Part own / part rent (shared ownership)

☐

Own with or without mortgage

☐

Other (please specify)

Q4. What type of property do you currently live in?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp structure					
Other (please specify)					

Q5. Is your current home suitable for your household's needs over the next 5 years?

Yes

☐

No

☐If **no** please tick all boxes that will apply to your household within the next five years:

Too small (overcrowded)	<input type="checkbox"/>	Too expensive	<input type="checkbox"/>
Too large	<input type="checkbox"/>	In the wrong place	<input type="checkbox"/>
Needs repairing	<input type="checkbox"/>	Family circumstances are changing	<input type="checkbox"/>
Can't manage the stairs	<input type="checkbox"/>	Needs adapting due to disability / health needs	<input type="checkbox"/>
Want to move but there are no suitable homes available locally	<input type="checkbox"/>	One or more members of the household need their own home	<input type="checkbox"/>
Appropriate care and support is not available where we live	<input type="checkbox"/>	Alternative accommodation would enable one or more members of the household to remain independent for longer	<input type="checkbox"/>
Other (please give details)			

If you answered 'No' to Q5 please continue to Q6 and Part Two.***If you answered 'Yes,' there is no need to answer any further questions. Please return your questionnaire using the prepaid envelope provided. Thank you for taking the time to complete this survey.*****Q6. Please tell us more about your reasons for needing to move:**

PART TWO – ABOUT YOUR HOUSEHOLD OVER THE NEXT 5 YEARS

Please answer questions in Part Two in relation to you and your household over the next 5 years.

Q7. Who will live in this household?

Will the people living in this household be the same as those living in your current home (as listed in Q2)?

Yes

☐

No

☐

If no, who will be living here?

Relationship to You	Employment status*	Age						
		<25	25-34	35-44	45-54	55-65	65-74	75+

** ie employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired*

Q8. What tenure arrangement would this household prefer?

Rent from local authority

☐

Rent from Housing Association

☐

Rent from Private Landlord

☐

Shared ownership (part own / rent)

☐

Buy on the Open Market with a discount (e.g. 30%)

☐

Buy on the Open Market

☐

Other (please specify)

Q9. What type of property, and minimum number of bedrooms, would this household need?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp structure					
Other (please specify)					

Q10. Does any member of your household have specific health, accessibility or other needs which require a specific type of accommodation?

Yes

☐

No

☐

If yes, please describe these needs

Q11. Are you registered on the Northumberland Homefinder register?

Yes

☐

No

☐

Haven't applied

☐

If yes, what priority banding have you been allocated?

Band1

☐

Band 2

☐

Band 2R

☐

Band 3

☐

If yes, in which settlements have you bid for a home advertised on the register during the last 12 months?

Q12. About Your Household's Financial Position:

If this survey demonstrates that there are local housing needs within the Lowick Parish, we may wish to encourage some local housing development. It would then be essential to understand how much local people can afford to pay for new homes. We are therefore asking for a little information about your household's financial situation. **This information will be treated in the strictest confidence.**

Please seal your questionnaire in the envelope provided. The envelopes will be opened by Community Action Northumberland staff and no local people will see this information. No names or addresses are included within the form. All data collected will be collated and anonymised in the final report. Your personal information will not be shared with any other individual or organisation without your express permission. It will be destroyed as soon as the questionnaires have been analysed.

12a. What will this household's combined annual income be (before tax)? (Please circle one)

<i>Under £10,000</i>	<i>£10,000- £14,999</i>	<i>£15,000- £19,999</i>	<i>£20,000- £24,999</i>	<i>£25,000- £29,999</i>	<i>£30,000- £39,999</i>	<i>£40,000- £59,999</i>	<i>£60,000 or over</i>
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12b. How much could this household afford to pay for housing each month? (Please circle one)

<i>Under £300</i>	<i>£300 - £399</i>	<i>£400 - £499</i>	<i>£500 - £599</i>	<i>£600 or over</i>
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12c. What is the maximum deposit that this household could afford? (Please circle one)

<i>Under £1,000</i>	<i>£1,000- £4,999</i>	<i>£5,000- £9,999</i>	<i>£10,000- £19,999</i>	<i>£20,000- £29,999</i>	<i>£30,000- £49,999</i>	<i>£50,000 or over</i>
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Q13. Any Other Information / comments

If a member of your household is planning to establish a new household in the Lowick area over the next 5 years (e.g. a son or daughter wish to set up their own home), please complete Part Three. If not, please return your completed survey using the prepaid envelope provided.

Thank you for taking the time to complete this questionnaire.

PART THREE – ABOUT AN ADDITIONAL HOUSEHOLD OVER THE NEXT 5 YEARS

Please answer questions in Part Three if a member of your household is planning to establish a new household in the Lowick area over the next 5 years (e.g. a son or daughter wish to set up their own home).

Q14. Who will live in this New Household?

Relationship to You	Employment status*	Age						
		<25	25-34	35-44	45-54	55-64	65-74	75+

* ie employed/ looking after home or family/ sick or disabled/ unemployed/ student/ child/ retired

Q15. What tenure arrangement would this household prefer?

Rent from local authority	<input type="text"/>	Rent from Housing Association	<input type="text"/>
Rent from Private Landlord	<input type="text"/>	Shared ownership (part own / rent)	<input type="text"/>
Buy on the Open Market with a discount (e.g. 30%)	<input type="text"/>	Buy on the Open Market	<input type="text"/>
Other (please specify)			

Q16. What type of property, and minimum number of bedrooms, would this household need?

	1 bed	2 bed	3 bed	4 bed	5 bed+
House					
Bungalow					
Flat/ maisonette/ apartment/ bedsit					
Sheltered/ retirement housing					
Caravan/ mobile home/ temp structure					
Other (please specify)					

Q17. Does any member of this household have specific health, accessibility or other needs which require a specific type of accommodation?

Yes

☐

No

☐

If yes, please describe these needs

Q18. Is any member of this household registered on the Northumberland Homefinder register?

Yes

☐

No

☐

Haven't applied

☐

If yes – what priority banding have they been allocated?

Band1

☐

Band 2

☐

Band 2R

☐

Band 3

☐

If yes, in which settlements have they bid for a home advertised on the register during the last 12 months?

Q19. About Your Household's Financial Position:

If this survey demonstrates that there are local housing needs within the Lowick Parish, we may wish to encourage some local housing development. It would then be essential to understand how much local people can afford to pay for new homes. We are therefore asking for a little information about the household's financial situation. **This information will be treated in the strictest confidence.**

Please seal your questionnaire in the envelope provided. The envelopes will be opened by Community Action Northumberland staff and no local people will see this information. No names or addresses are included within the form. All data collected will be collated and anonymised in the final report. Your personal information will not be shared with any other individual or organisation without your express permission. It will be destroyed as soon as the questionnaires have been analysed.

19a. What will this household's combined annual income be (before tax)? (Please circle one)

<i>Under £10,000</i>	<i>£10,000- £14,999</i>	<i>£15,000- £19,999</i>	<i>£20,000- £24,999</i>	<i>£25,000- £29,999</i>	<i>£30,000- £39,999</i>	<i>£40,000- £59,999</i>	<i>£60,000 or over</i>
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19b. How much could this household afford to pay for housing each month? (Please circle one)

<i>Under £300</i>	<i>£300 - £399</i>	<i>£400 - £499</i>	<i>£500 - £599</i>	<i>£600 or over</i>
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19c. What is the maximum deposit that this household could afford? (Please circle one)

<i>Under £1,000</i>	<i>£1,000- £4,999</i>	<i>£5,000- £9,999</i>	<i>£10,000- £19,999</i>	<i>£20,000- £29,999</i>	<i>£30,000- £49,999</i>	<i>£50,000 or over</i>
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Q20. Any Other Information / comments

Please return your completed survey using the prepaid envelope provided.

Thank you for taking the time to complete this questionnaire.

APPENDIX F



Northumberland

County Council

By email only:
Mrs A Gold,
Clerk to Lowick Parish Council

Your ref:
Our ref:
Enquiries to: David English
Email: david.english@northumberland.gov.uk
Tel direct: 07966 329404
Date: 15 April 2020

Dear Mrs Gold,

Neighbourhood Planning COVID-19 Restrictions

You may have received a recent update from NALC regarding government restrictions on holding referendums for neighbourhood plans. I can confirm that Regulations have now been made that prevent any referendum being held before 6 May 2021. Unfortunately, this restriction is likely to have an impact on many emerging neighbourhood plans around Northumberland, other than those in the very early stages of preparation.

Following publicity about these new Regulations we have taken the opportunity to seek legal advice regarding other implications for emerging neighbourhood plans. We had initially advised that it would be possible to continue with plan preparation up to submission and independent examination, based largely on the opportunity for consultation and publicity to take place using electronic means.

However, the legal opinion we have received would place greater restrictions on the progress of emerging plans. This is based on a clear legal interpretation of the Regulations that govern the preparation of neighbourhood plans. The Neighbourhood Planning (General) Regulations 2012 (as amended) require two formal stages of consultation and publicity about an emerging neighbourhood plan:

- firstly, by a town or parish council prior to submitting a plan to the County Council (Regulation 14); and
- secondly, by the County Council once a plan has been received (Regulation 16)



Juliemma McLoughlin
Executive Director - Regeneration, Commercial & Economy
County Hall, Morpeth, Northumberland, NE61 2EF
www.northumberland.gov.uk



Both Regulation 14 and 16 have specific requirements regarding publicity, and both state that the relevant local authority must:

*‘...publicise...the details of **where** and **when** the proposals for a neighbourhood development plan **may be inspected**...’*

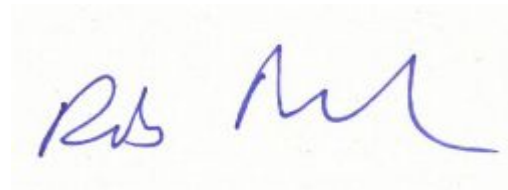
The advice we have received is clear that this requirement means a plan and supporting information must be made available to inspect in hard copy at premises at specified times. The effect of current Regulations regarding the coronavirus pandemic that restrict movement and require certain social distancing measures effectively mean that consultation and publicity that requires physical access to buildings and documents could not be carried out safely or equitably while these restrictions remain in force.

We are seeking further clarification from the government on this interpretation. Unless we receive advice from the government to the contrary we must therefore advise that public consultation and publicity about emerging neighbourhood plans cannot currently be conducted in a manner that would comply with either Regulation 14 or 16 of the relevant neighbourhood planning Regulations.

I realise that this will be disappointing to town and parish councils and their steering groups hoping to make progress with their plans. However, I hope you appreciate the critical need to maintain public safety, whilst managing plan preparation fairly to ensure no group or individual is disadvantaged, and the associated difficulty in undertaking such tasks during the current period.

I will provide any additional information as soon as we hear from the government on this matter. In the meantime, our Neighbourhood Planning Team remains available to provide support and assistance wherever possible to allow plans to progress as far as possible through the process.

Yours sincerely,



Rob Murfin
Director of Planning Services

cc John Huddart; and Jenny Ludman, Planning Consultant

APPENDIX G

Mrs. A Gold
Parish Clerk
Lowick Parish Council

Enquiries to: Rob Naples
Direct Line: 07966 331548
E-mail: rob.naples@northumberland.gov.uk

By email only

Date: 13 June 2022

Dear Mrs Gold

Lowick Neighbourhood Plan
Response to consultation on pre-submission draft plan

Thank you for consulting the County Council on the Pre-Submission Draft Lowick Neighbourhood Plan. Firstly, I would like to congratulate the Parish Council and their Steering Group on reaching this stage in plan preparation and for creating a well-considered draft plan for the future of Lowick Parish.

I have consulted colleagues throughout the County Council on the draft plan and have received a number of comments from various service areas. The County Council's comments are presented in the schedule that follows this letter.

Comments have been made about both the supporting text, which sets the context for the policies, and on the policies proposed for inclusion in the Plan.

There are a number of areas where we have identified concerns in terms of how well the Plan currently meets the 'basic conditions'. We would hope that you will see these comments as critical support. They are intended to inform modification to the Plan so that it best meets the expectations of the Parish Council in terms of the future determination of development proposals, and, crucially, that the Plan can proceed to independent examination once it has been submitted, with a greater expectation of a positive outcome.

I hope the comments made by the County Council are helpful in reaching a conclusion to plan preparation. We will, of course, continue to support the Parish Council and Steering Group with advice as necessary and with practical support on any modifications required to the Plan once you have had a chance to review all of the representations received in response to the current consultation.

Finally, I would advise that the comments made by the County Council in response to this consultation on the Pre-Submission Draft Plan do not constitute a formal

opinion about whether the Plan as currently drafted meets the 'basic conditions'. The County Council is not required to issue a decision statement in respect of that matter until the independent examination has been completed. We would therefore reserve the right to make further representations as necessary following the submission of the Plan to the County Council.

Yours sincerely

A handwritten signature in grey ink, appearing to read 'David English', with a stylized, flowing script.

David English
Planning Manager (Neighbourhood Planning)

General Comments

When suggestions are made for the revision of text, text shown in red strikethrough (~~example~~) is suggested for removal, and text shown red underlined (example) is suggested for addition.

Foreword	Suggested revised text. The final sentence of the first paragraph currently reads: <i>"What is built in the village and the parish will be based on it."</i> Suggest removal of this sentence.
Foreword	Suggested revision: The first sentence of the second paragraph should be amended to read " <u>The Neighbourhood Plan</u> # is intended..."
Foreword	Suggested revision: "The basis for the plan was inspired by the Localism Bill <u>Act</u> ..."
Foreword	Suggest that the fourth paragraph is reworded as follows: <i>"Following this consultation, the Plan will be revised taking account of comments received. It will then be submitted to the County Council who will further publicise the Plan prior to an Independent Examination. If the Plan passes Examination, it will be put to a local Referendum; if this returns a majority vote in favour of the Plan, it will be brought into legal force by the County Council and planning decisions will be made in accordance with its policies."</i>
Foreword	The closing date for comments is shown incorrectly (9 th June 2022 instead of 16 th June 2022).
Page 4	Below the list of policies maps, there is a list of policies which appear on the maps themselves. It is suggested that these are removed from this page.
General formatting	Headings within the Plan could be made clearer. Some headings appear at the very bottom of a page, which can be confusing.
General formatting	In the interest of clarity, it would be helpful if the policy titles were included in each of the policy text boxes along with the policy text, rather than above them. As currently drafted, they can sometimes appear to be text headings rather than policy titles.
General	All references to "Neighbourhood Plan Area", "Plan Area" or "Plan Areas" should be amended to read "Neighbourhood Area" or "Neighbourhood Areas". Amendments should be made as follows: Page 4: Policies Map 1: <u>Lowick</u> Neighbourhood Plan Area Paragraphs 1.4, 2.13, 4.33 (two instances), 4.42, 4.43 (two

	<p>instances): “Plan area” should read “Neighbourhood Area”.</p> <p>Paragraph 2.20: Amendment as follows: “...designated Neighbourhood Plan Areas...”</p> <p>Policy L5, Policy L9: “Plan area” should read “Neighbourhood Area”</p> <p>Glossary (see Heritage Coast definition): “Plan area” should read “Neighbourhood Area”.</p>
Paragraph 1.4	<p>Suggested revision:</p> <p><i>“The Lowick Neighbourhood Plan will have <u>contains</u> locally specific planning policies which will provide <u>provide</u> clear guidance as to what kind of for development will be supported in the Plan area, and what development will not.”</i></p>
Paragraph 1.7, second sentence	<p>Suggested revision:</p> <p><i>“Issues raised which were not ‘town planning’ <u>land-use planning</u> issues have been included...”</i></p>
Paragraph 1.8, final sentence	<p>Suggested revision:</p> <p><i>“...form the Evidence Base for the <u>Neighbourhood</u> Plan.”</i></p>
Paragraph 1.12	<p>Suggested revision:</p> <p><i>“The Plan will then be submitted to Northumberland County Council, who will consult on <u>publicise</u> the Plan for a further 6 weeks. Following this, an examiner will be appointed, and the Plan will undergo a rigorous <u>an independent</u> examination process.”</i></p>
Paragraph 2.2, final sentence	<p>Suggested revision:</p> <p><i>“...in order to encourage locally relevant <u>distinctive</u> design.”</i></p>
Paragraph 2.3, final sentence	<p>Suggested revision:</p> <p><i>“All these things contribute to a <u>the</u> vision for Lowick.”</i></p>
Paragraph 2.5	<p>This paragraph refers to “a detailed audit which is included in the evidence base documents supporting this Neighbourhood Plan.”</p> <p>It is not made clear whether this refers to the document titled ‘Topic Paper 5: Local economy and community facilities’ which is listed on the Neighbourhood Plan’s website. If this is the document referred to, it should be made explicit. If not, the document should be clearly identified and added to the list of evidence base documents on the Neighbourhood Plan website.</p>
Paragraph 2.7	<p>Suggested revision:</p> <p><i>“The Neighbourhood Area is close to the Northumberland Coast AONB and Northumberland Heritage Coast and the landscape around Lowick is highly valued. To the west of Lowick village is an area of high landscape value (known as the Kyloe Hills and Glendale Area of High Landscape Value) and to the east of Lowick is an area of Intermediate Landscape Value.”</i></p> <p>Areas of high/intermediate landscape value are no longer recognised designations and were included in the Berwick-upon-Tweed Local Plan which has now been superseded by the</p>

	Northumberland Local Plan.
Paragraph 2.8	<p>Suggested revision:</p> <p><i>“Lowick is not within the Northumberland Coast AONB but is in an area of Landscape Value as defined in the Berwick on Tweed Local Plan. It also sits within Landscape Character Type 16: ‘Open Rolling Farmland’ (16b) as identified in the Northumberland County Council Landscape Character Assessment (2010). <u>The landscape is described as having many positive characteristics but requires a degree of management.</u>”</i></p>
Paragraph 2.9	Suggest removal of this paragraph as it repeats paragraph 2.8 above and as such is superfluous.
Paragraph 2.11	<p>Suggested revision</p> <p><i>“Lowick has absorbed a significant amount of new development over recent years, and although the village want to support new housing for local people, they do not want <u>consider that</u> further large-scale market housing development on the periphery of the village during the period covered by this Plan <u>would undermine the key qualities of the village character.</u>”</i></p>
Paragraph 2.13	<p>Suggested revision:</p> <p><i>“There are a number of protected areas <u>designated natural habitats</u> in the Plan area. These areas have the highest level of protection under EU legislation and consist of the Holburn Lake & Moss Ramsar Site, the Holburn Lake and Moss SSSI and SPA. Ford Moss SAC and SSSI are just outside the Neighbourhood Area boundary.”</i></p>
Paragraph 2.14	<p>Suggested revision:</p> <p><i>“National Planning policy <u>The National Planning Policy Framework</u> (paragraph 179) states...”</i></p> <p>In addition, paragraph 2.14 refers to an evidence paper ‘Sites of Natural History Interest in the Lowick Parish Area (June 2019)’ and states that the document details the evidence for determining the sites identified in the Neighbourhood Plan.</p> <p>This document should be included on the Neighbourhood Plan website and clearly labelled under evidence base documents.</p>
Paragraph 2.19	<p>Paragraph should also make reference to holiday homes in addition to second homes.</p> <p>Final sentence should read as follows:</p> <p><i>“The Northumberland Local Plan proposes <u>introduced</u> a threshold...”</i></p>
Paragraph 2.21	<p>The final sentence refers to “...the background ‘housing report’...”</p> <p>Does this refer to <i>Topic Paper 2: Housing</i>, which is listed on the Neighbourhood Plan website under evidence base documents? If so, this should be made clear.</p>
Paragraph 2.24	The first sentence refers to “CAN”. This should read “Community

	<p><i>Action Northumberland</i>".</p> <p>Typo in final sentence: <i>"The Housing Needs Assessment concludes <u>concluded</u>..."</i></p>
Paragraph 2.29	<p>Suggested revision: <i>"The current employment mix supports the point that employment is centred on agriculture and the leisure <u>tourism</u> industry."</i></p>
Paragraph 2.31	<p>Suggested revisions: <i>"Lowick is a tourist destination driven by people visiting the local attractions of North Northumberland and the North Northumberland Coastline...</i> <i>...The increasing level of second home ownership in Lowick is creating an ongoing challenge to off peak trading for all businesses that rely on resident population to generate revenue. Most <u>However, most</u> of the local businesses support a much broader catchment than that of Lowick alone having said that."</i></p>
Paragraph 2.32	<p>Suggested revisions: <i>"The Barmoor Country Park has around 200 residents for some parts of the year, peaking during the summer season. The said residents whilst <u>However</u>, in many cases, owners, are not permanent residents to <u>of</u> the area due to the nature of the tenancy."</i></p>
Paragraph 2.33	<p>The first sentence refers to a facilities audit which was completed in June 2018. Does this refer to Topic Paper 5 listed on the Neighbourhood Plan website? If yes, it should state this. If not, the audit should be made available on the Neighbourhood Plan website and clearly labelled.</p>
Paragraph 2.34	<p>Repeats previous paragraphs. Suggest removal.</p>
Paragraph 2.35	<p>Repeats previous paragraphs. Suggest removal.</p>
Paragraph 2.36	<p>Typo: "St. Oswald's way <u>Way</u>"</p>
Paragraph 2.42	<p>Typo: "...two-story <u>storey</u>, stone built..."</p>
Paragraph 2.46	<p>Typo and grammar in final sentence: <i>"It is here that the Earl of Surrey in charge of the English Army stayed before <u>and after</u> the Before the Battle of Flodden in 1513 and also after the battle."</i></p>
Paragraph 3.4	<p>This paragraph refers to evidence base documents associated with the Northumberland Local Plan which have also been used to help inform the preparation of the Neighbourhood Plan. It states that these are referred to in Appendix B to the Neighbourhood Plan.</p> <p>Unfortunately, Appendix B does not refer to any of these documents. This reference should either be removed, or Appendix B should be amended to include those relevant documents.</p>
Paragraph 3.7	<p>Paragraph 3.7 states that the vision and objectives are set out later in the Plan; however, they are included in the preceding chapter.</p>
Paragraph 3.9	<p>Suggested revision due to incorrect tense and grammar: <i>"<u>A Following a</u> request for a screening opinion to determine whether the Plan required SEA, has been submitted to Northumberland</i></p>

	County Council. The County Council confirmed in their screening opinion that a Strategic Environmental Assessment was required.”
Paragraph 4.4	<p>The first sentence contradicts paragraph 2.6 which refers to the football field as being located some way outside the village.</p> <p>Suggested revision as follows: “The football field, which was once set apart from the village, but will now be directly adjacent to village following the grant of planning permission on this eastern boundary, to the east of Lowick village is highly valued by the community. This has been secured for the community through the <u>Following a grant of planning permission at the east of the village, an agreement was put in place under which.</u> Under the terms of this agreement, the Football Club will receive a long-term lease and will be permitted to expand the range of sporting activities that take place on the site. There may also be scope to provide buildings for community use on this site.”</p>
Paragraph 4.6	<p>Suggested revision due to clarity and also in relation to separate comment on Policy L1 below: “There is strong support for the provision of new facilities within Lowick, and also for the protection and improvement of existing facilities. This policy seeks to identify and protect the existing facilities, identified in the body of the policy. as well as supporting the provision of new facilities. Where a change of use is proposed affecting one of the identified community facilities, the applicant will be required to demonstrate that the use is no longer required, no longer viable, or demonstrate that there is an alternative similar facility within the village. To demonstrate that a facility is no longer required, this could be carried out through a public consultation event, for example. To demonstrate that a facility is no longer viable, the applicant would be required to market the facility as an ongoing concern for a period of time (at least 6 months), at a realistic price, to demonstrate that the facility cannot be taken over by another owner and run as a going concern.”</p>
Paragraph 4.7	<p>This paragraph states that public consultation revealed significant support for new facilities, particularly for a tennis court and a bowling green. However, Policy L1 which follows does not seem to reflect this significant support. Further comment on this is provided separately under Policy L1.</p>
Paragraph 4.10	<p>As drafted, the final sentence suggests that inappropriate development would be allowed as long as it was directly related to the enhancement or enjoyment of the Local Green Space.</p> <p>Suggested revision: “This means that proposals for inappropriate development on these sites will not be allowed except in very special circumstances, unless they are directly related to the enhancement or enjoyment of the Local Green Space.”</p> <p>Paragraph 4.10 includes bullet points which list the proposed Local</p>

	<p>Green Space designations in the Plan. The numbering in this paragraph differs from that listed in Policy L2 (in Policy L2, LGS4 is identified as Holburn Village Green and LGS5 is identified as Lowick Church Yard. Paragraph 4.10 has these the opposite way around.)</p> <p>Additionally, LGS1 is listed as “The Common” in paragraph 4.10 but is then called “Lowick Common” in paragraph 4.11. This creates uncertainty within the Plan and a consistent approach should be taken to use the same term; it is suggested that LGS1 should be renamed “<i>Lowick Common</i>”.</p>
Paragraph 4.16	<p>Suggested revision for clarity:</p> <p><i>“Lowick has already met and exceeded its housing requirement of 25 dwellings (identified by in the Northumberland County Council <u>Local Plan</u>) for housing over the <u>Local Plan</u> period <u>to 2036</u>.”</i></p>
Paragraph 4.21	<p>Suggested revision:</p> <p><i>“There are two <u>committed</u> housing sites allocated in the village of Lowick.”</i></p>
Paragraph 4.28	<p>The first sentence states that Policy L5 identifies a number of wildlife sites and wildlife corridors of local biodiversity value. This is incorrect as these are only listed in paragraph 4.28 and not within Policy L5. The supporting text is not policy.</p> <p>In addition, the final sentence refers to a background report which provides details of species found at these sites. The background report should be clearly labelled and included on the Neighbourhood Plan website so that the Plan can cross-reference it.</p>
Appendix A	<p>Appendix A contains a list of non-designated heritage assets. However, the Policies Map contains a different list with numbers. It would be helpful if Appendix A were amended to reflect those heritage assets shown on the policies map. Please also see separate comment relating to the policies map later in this response.</p>
Appendix B	<p>Paragraph 3.4 refers to evidence base documents associated with the Northumberland Local Plan which have also been used to help inform the preparation of the Neighbourhood Plan. It states that these are referred to in Appendix B to the Neighbourhood Plan.</p> <p>Appendix B does not refer to any of these documents. The reference in paragraph 3.4 should either be removed, or Appendix B should be amended to include those relevant documents.</p>

Vision

The vision incorrectly states the plan period as running to 2031 instead of 2036. The first sentence of the vision establishes that it relates to Lowick as a Parish, therefore the “*and the wider parish*” reference in the final sentence can be removed. It is therefore recommended that the Plan’s Vision be amended as follows:

“By ~~2031-2036~~, Lowick will be a Parish with a balanced, sustainable community and a mix of people of all ages. Local facilities and services will be maintained and enhanced. Local character and heritage will be the inspiration for new development which will be well integrated into the village. Lowick ~~and the wider parish~~ will be an even more attractive place to work, live and visit.”

Objectives

Objective 3: Accessibility

The County Council supports the inclusion of sustainable transport themes within Objective 3.

Policies

Policy L1: Community and recreational facilities in Lowick

Policy L1 lists community facilities which have been identified as being of significant value to the community.

The first paragraph after the list of sites in Policy L1 sets out how development which would result in the loss of the community facilities listed in the policy will be assessed. It is considered that the need to provide “*alternative equivalent facilities within or adjacent to Lowick village*” is too onerous and goes beyond the requirements of NPPF. It is suggested that the policy should be amended as follows:

“The following community facilities are of significant value to the local community and are shown on the Policies Map:

- CF1: Lowick Village Hall*
- CF2: Lowick Village Shop*
- CF3: The Black Bull Public House*
- CF4: The White Swan Public House*
- CF5: Lowick Garage*
- CF6: Lowick First School*
- CF7: St. John the Baptist Church*

Proposals requiring planning permission that involve the loss or change of use of any of these facilities will not be supported unless it can be demonstrated that the use is no longer required, viable, or if there is the provision of alternative equivalent facilities ~~within or adjacent to Lowick village~~ in a suitable accessible location.

The provision of new community facilities in Lowick will be supported providing there is no unacceptable negative impact on local amenity and on highway safety.

The provision of a new clubhouse at the football field will be supported provided it accords with other policies in the Development Plan.”

Policy L2: Local Green Spaces

Policy L2 seeks to designate Local Green Spaces within the parish and lists these within the Policy. As mentioned in the table above in relation to paragraph 4.10, there is inconsistency within the Plan in terms of how LGS1 is named. In paragraph 4.10 and Policy L2, it is listed as “The Common”. However, paragraph 4.11 refers to “Lowick Common”. If “Lowick Common” is the name by which the site is known, it should be named as such within the Policy and all supporting text (paragraph 4.10). Currently, “The Common” does not provide a meaningful location to decision-makers using the Plan.

In addition, Policy L2 lists the sites, namely LGS4 and LGS5 in a different order to that which appears in paragraph 4.10. This inconsistent approach can be misleading.

Policy L14(b) refers to the “Memorial Green” in Lowick village. Paragraphs 4.10 and 4.12 as well as Policy L2 and references to LGS2 all refer to this site as “Lowick War Memorial”. In the interests of consistency throughout the Plan, it would be helpful if the same term were used throughout. One suggestion could be to refer to this site as “*Lowick War Memorial and Memorial Green*”.

The sites listed within the policy appear to meet the criteria set out in NPPF and the County Council considers that the sites assessed and included in the policy are appropriate and have been sufficiently justified.

Policy L3: Lowick Village settlement boundary

Policy L3 defines a settlement boundary for Lowick Village.

Paragraphs 3 and 4 of the policy repeat the requirements set out in Local Plan Policy STP 1 and also in national policy. Since these paragraphs are considered superfluous, it is suggested that they should be removed.

In addition, it is considered that the third paragraph could be amended to provide greater clarity. A suggested revised Policy L3 is set out below:

“A settlement boundary is defined for Lowick and is shown on the Policies Map.

Proposals for development within the settlement boundary will be supported where they accord with policies elsewhere in the Development Plan.

Land outside the settlement boundary will be treated as countryside whose intrinsic character and beauty must be recognised in all decision-making decisions on development proposals planning applications on land in the countryside.

~~New housing development outside the settlement boundary will be supported where it delivers affordable housing to meet an identified local need through rural exception sites which are well related to existing development and well connected to the village of Lowick. Proposals for isolated housing development in the countryside will only be supported where it satisfies the specific circumstances set out in national planning policy.~~

~~Proposals for rural business and economic development proposals, will be supported where they accord with policies elsewhere in the Development Plan.”~~

Policy L4: Design in new housing development

Policy L4 relates to design in new housing development and sets out criteria which will be applied to housing development proposals in the Neighbourhood Area. The County Council considers that most aspects of this policy are already covered in greater detail by the recently adopted Northumberland Local Plan and so Policy L4 is largely superfluous as a result.

It is suggested that the Parish Council consider more locally specific criteria if they still wish to include a design policy in the Plan. It is also important to note that Building for Life 12 was replaced in 2020 by a new document, Building for a Healthy Life, which is available on the Design for Homes website here: <https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf>

Policy L5: Biodiversity and development

Policy L5 relates to biodiversity and sets out criteria which ‘should’ be met. Firstly, the first sentence should be amended as follows:

“All development proposals ~~for development should~~ will protect and enhance biodiversity in the Plan area by...”

The County Council considers that there is a conflict between Policy L5(d) and Northumberland Local Plan Policy ENV 2. Policy L5(d) promotes mitigation and re-creation of wildlife habitats. However, Local Plan Policy ENV 2(1)(a) requires development proposals affecting biodiversity and geodiversity to *“minimise their impact, avoiding significant harm through location and/or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for.”*

Further to this, Local Plan Policy ENV 1(2) recognises that *“assets or sites with a lower designation or non-designated, can still be irreplaceable, may be nationally important and/or have qualitative attributes that warrant giving these the appropriate protection in-situ”*. Neighbourhood Plan Policy L5 would conflict with this as it does not set out an order of preference for how habitats and species should be treated and would allow mitigation/re-creation of habitats which would be inappropriate and

would conflict with national policy and the strategic policies in the development plan (namely Local Plan Policy ENV 1 which is a strategic policy).

As mentioned in the table above in relation to paragraph 4.28, sites identified in that paragraph are not referred to within Policy L5. Consideration should be given to identifying these sites on the Policies Map and including them within the policy itself; currently, they are only listed in the supporting text at paragraph 4.28, which is not policy.

As a result of the above, the County Council considers that, as currently drafted, Neighbourhood Plan Policy L5 would fail to meet the basic conditions as it fails to have regard to national policy and is not in general conformity with the strategic policies contained within the development plan.

Policy L6: Coastal Mitigation

Policy L6 relates to coastal mitigation and seeks to ensure that any adverse effects on habitats and species caused by the wider impacts of development and its associated activities are minimised through developer contributions towards the County Council's Coastal Mitigation Service.

The Northumberland Local Plan includes a policy which seeks to ensure that disturbance, inadvertent introduction of non-native species, reductions in water quality or other forms of pollution that would adversely affect wildlife are minimised; it introduces precautionary measures including appropriate buffer zones of 0-7km and 7-10km and developer contributions to the Coastal Mitigation Service. The buffer zones are shown on the Local Plan Policies Map.

It is recognised that the Neighbourhood Plan was drafted prior to the adoption of the Northumberland Local Plan. However, the Local Plan was adopted in March 2022 and now forms part of the statutory development plan for the area. The Local Plan sets out the requirements for the mitigation of adverse effects on habitats and species through contributions to the Coastal Mitigation Service in Policy ENV 2 and associated Appendix H4.

As a result of the above, the County Council considers that, as currently drafted, Neighbourhood Plan Policy L6 would fail to meet the basic conditions as it fails to have regard to national policy (NPPF paragraph 16) in that it repeats existing planning policy.

Policy L7: Water quality and nutrient neutrality

No comments.

Policy L8: Accessibility

No comments.

Policy L9: Creation and improvement of footpaths and cycleways

The routes identified in the policy are considered to be a good example of a locally specific policy and the Council supports its inclusion within the Plan.

Policy L10: Broadband and telecommunications

The County Council has no objection to the text contained within this policy. However, when read against Policies ICT 1 and ICT 2 contained within the Northumberland Local Plan, Neighbourhood Plan Policy L10 is superfluous.

It is noted that the final sentence of the policy permits the use of the St. John the Baptist Church in Lowick for the provision of a mobile telecommunications mast. However, if such a proposal were to come forward, Local Plan Policy ICT 1 would support this.

Policy L11: Homeworking and local employment

The second sentence refers to proposals “*within the village of Lowick*”. If this is referring to proposals within the settlement boundary, it should explicitly state this.

The final sentence of the policy could be amended to incorporate the first paragraph from Policy L12. This would ensure that one policy relates to rural enterprise and employment opportunities.

Suggested amendment to Policy L11:

“Policy L11: ~~Homeworking and local~~ Local employment and rural enterprise

Proposals for home working will be supported in the Neighbourhood Area where there is not an unacceptable impact on residential amenity or highway safety.

Proposals to expand existing businesses and services within the village settlement boundary of Lowick Village identified on the Policies Map will be supported.

~~*Proposals which provide local employment opportunities in the Neighbourhood Area will be supported, where they accord with policies elsewhere in the development plan.*~~

Support will be given to proposals which provide local employment opportunities, including the expansion of rural enterprises and farm diversification, where there is not an unacceptable impact on the surrounding area in terms of residential amenity, highway safety, the setting of heritage assets, local landscapes and biodiversity.”

Policy L12: Rural enterprise and tourism

As mentioned above in relation to Policy L11, it is considered that it would be more appropriate to move the first paragraph of Policy L12 to Policy L11, and for Policy L12 to relate solely to tourism.

Northumberland Local Plan Policy ECN 15(2) sets out principles for the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses. The policy sets out an approach to such development in rural locations outside settlement boundaries and also in the open countryside; the approach taken in the second paragraph of Policy L12 (highlighted in yellow) differs from this approach. As currently drafted, Policy L12 would be much more permissive than the Local Plan and the inclusion of this text would require justification as to why a more permissive approach would be appropriate. Consideration should be given as to whether the Parish Council wish to justify the inclusion of the second paragraph or whether it would be preferable to remove it.

~~“Support will be given for the expansion of rural enterprises including farm diversification proposals where there is not an unacceptable impact on the surrounding area in terms of residential amenity, highway safety, the setting of heritage assets, local landscapes and biodiversity.~~

~~Proposals for improvements to existing, and/or the provision of new tourist facilities and tourist accommodation will be supported in the Neighbourhood Area where they are well-related to existing infrastructure and development.~~

Subject to policies elsewhere in this Plan, proposals to improve public access to Barmoor Castle and the extension of the Barmoor Castle Caravan Park including the provision of camping facilities will be supported providing any landscape, heritage and biodiversity impacts can be adequately mitigated.

Proposals which result in the restoration of the Grade II listed Barmoor Castle, will be supported where they comply with policies elsewhere in the Development Plan.”*

Policy L13: Non-designated heritage assets

The policy should make reference to the non-designated heritage assets being listed on the Policies Map. However, care should be taken to ensure that the list shown in Appendix A is the same as those listed on the Policies Map. The County Council has previously had sight of a map of non-designated heritage assets produced by the Parish Council, and upon which the assets shown on the Policies Map are based, but this does not appear in the Neighbourhood Plan's evidence base documents. This should be made available, and the Plan should be amended to reflect its contents so that the Plan reflects what is shown on the Policies Map.

Policy L14: Lowick's historic core

Policy L14(b) refers to the "Memorial Green" in Lowick village. Paragraphs 4.10 and 4.12 as well as Policy L2 and references to LGS2 all refer to this site as "Lowick War Memorial". In the interests of consistency throughout the Plan, it would be helpful if the same term were used throughout. One suggestion could be to refer to this site as *"Lowick War Memorial and Memorial Green"*.

In relation to Policy L14(c), the location of non-designated heritage assets and the Historic Core are clearly shown on the Policies Map. However, the sites shown as 1-14 on the inset map for Lowick Village do not correspond with the list of non-designated heritage assets in Appendix A to the Plan.

Policy L15: Sustainable and innovative design

Policy L15 includes a number of criteria which are already covered by the recently adopted Northumberland Local Plan. Since Policy L15 repeats Local Plan policy, and having regard to national policy, it is suggested that Policy L15 should be deleted.

The County Council considers that, as currently drafted, Neighbourhood Plan Policy L6 would fail to meet the basic conditions as it fails to have regard to national policy (NPPF paragraph 16) in that it repeats existing planning policy.

Policy L16: Conversion of buildings

No comments.

Policies Map

The heritage assets shown and numbered on the policies map do not correspond to the list shown in Appendix A of the Neighbourhood Plan.

E-mail from Local Resident (NAME REDACTED) in response to Reg.14 Consultation

Hello John,

I have now had a look through the whole of the draft Plan documentation. A lot of my questions were answered when I went through the whole thing. The planning group are to be congratulated on a substantial piece of work.

I have a few observations, mainly in relation to the future implementation of the plan.

In general I am supportive of the objectives of the plan and the policies proposed to achieve them. The real test will come with the implementation of these policies.

A principle that all growth is good should be treated with caution. The aim should be for optimum rather than maximum and the status quo may well be fine in some areas eg two pubs in Lowick is probably enough. The expansion of existing (or new) businesses (Policy L11) should not be at the expense of excess noise, pollution, traffic, parking issues etc.

I support the proposed settlement boundary recognising that the Craig owned site on South Road is a bit of a grey area and may be included in future as it is already in the planning process.

Planning/Development is invariably a contentious issue and I am not at all up to date on current national/regional planning laws and guidelines. I presume that these will take precedence over the Local Plan if differences exist.

I do have some reservations about the support for "rural exceptions sites" (Policy L3). It is clear that the affordable housing element can still be part of a larger commercial development and the key therefore is the "identified local need" requirement. Such demand is currently low (para 2.24) but of course may increase in future. However, getting people to express an interest in affordable housing may be quite easy, how many will subsequently buy such property is another matter. Priority should be given to the development of the identified sites within the settlement boundary in preference to rural exception sites. You do not have to travel far to see villages whose character is being (has been) spoilt by significant house building at the edges (urban sprawl).

Policy L4 has good intent but some aspects will be difficult to quantify

and can be very personal. eg d) "no significant adverse impact". eg. A right to light is defined but there is no right to a view.

I didn't notice anything in the plan about light pollution. The Barmoor Castle site is particularly bad for this and some new housing developments can be over lit.

Good luck with the next steps,

[END]