

# **Lowick Neighbourhood Plan**

## **Summary of representations received and submitted to the Independent Examiner**

Northumberland County Council is required, under Regulation 4(3)(b) of The Neighbourhood Planning (Referendums) Regulations 2012, to provide a summary of any representations submitted to the independent examiner pursuant to paragraph 9 of Schedule 4B to the 1990 Act.

This document provides a summary of those representations which were made in relation to the Submission Draft Lowick Neighbourhood Plan.

Copies of the representations made on the Plan, and which were submitted to the independent examiner, can be made available on request from the County Council by contacting the Neighbourhood Planning and Infrastructure Team on 0345 600 6400 or by email at: [NeighbourhoodPlanning@northumberland.gov.uk](mailto:NeighbourhoodPlanning@northumberland.gov.uk)

### **List of Representations**

1. Environment Agency
2. Community Orchard owners
3. Historic England
4. Natural England
5. National Highways
6. Coal Authority
7. Northumberland County Council

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Name	Organisation (if applicable)	Summary of representation
Cameron Chandler, Planning Advisor	<b>Environment Agency</b>	<i>The Environment Agency do not have any detailed comments on the Plan.</i>
K&T Burn	<b>Owners of Community Orchard</b>	<i>Correction of inaccuracies in the Plan regarding the Community Orchard.</i>
Jules Brown, Historic Places Adviser	<b>Historic England</b>	<i>Historic England do not have any detailed comments on the Plan.</i>
Antony Muller, Senior Adviser, Strategic Plans for Places, Northumbria Area Team	<b>Natural England</b>	<p><i>Natural England welcomed clear reference to biodiversity net gain in Objective 2 and Policies L4 'Design in new housing development' and L5 'Biodiversity and development'.</i></p> <p><i>Natural England also expressed support for the inclusion of policies responding to the conclusions of the Plan's HRA, namely Policy L6 'Coastal mitigation' and Policy L7 'Water quality and nutrient neutrality'.</i></p> <p><b>Policy L7: Water quality and nutrient neutrality</b> <i>Natural England suggested a modification to the policy to include clearer reference to mitigation as part of the planning process.</i></p> <p><b>Habitat Regulations Assessment</b> <i>Natural England noted and agreed with the thought process and conclusions of the HRA report.</i></p> <p><b>Glossary</b></p>

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		<i>Natural England highlighted that 'Special Protection Areas' and 'Special Areas of Conservation' now form part of the 'national habitats network' and are now known as Habitats Sites (rather than European Sites) as set out in Annex 2 of the NPPF.</i>
Paul Dixon, Planning & Development	<b>National Highways</b>	<p><i>National Highways highlighted extant concerns regarding the existing form and ability of the A1 / B6353 / U33 junction, east of Lowick Village, to safely accommodate additional demands arising from proposed new development.</i></p> <p><i>Requested that Section 3 (Planning Policy Context) recognises the role of National Highways within the planning system and the need for consultation in relation to any proposal that has an influence at the Strategic Road Network, as represented by the A1 in the vicinity of Lowick.</i></p>
Melanie Lindsley, Development Team Leader	<b>Coal Authority</b>	<p><i>The Coal Authority highlighted that there are recorded coal mining features present at surface and shallow depth including: mine entries, shallow coal workings, and reported surface hazards which may pose a potential risk to surface stability and public safety.</i></p> <p><i>The Coal Authority noted that the Neighbourhood Plan does not allocate sites for future development and on that basis had no specific comments.</i></p>
Sarah Brannigan, Interim Planning Manager, Neighbourhood Planning.	<b>Northumberland County Council</b>	<p><i>NCC made a number of comments on the Plan.</i></p> <p><b>General Comments on the Plan from service areas within the County Council</b></p> <p><i>Education and Skills</i></p> <p><i>No specific implications for Lowick CE First School or for statutory education in general.</i></p> <p><i>Strategic Transport</i></p> <p><i>Supports the inclusion of sustainable transport themes outlined within the plan.</i></p>

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		<p><b>Comments from the Local Planning Authority (LPA)</b></p> <p><b>Policy L1: Community and Recreational Facilities</b>  <i>Suggested modification due to existing text relating to the provision of alternative facilities being too onerous due to specifying that they must be within or adjacent to Lowick village. Suggested amendment was for alternative facilities to be provided in a suitable accessible location.</i></p> <p><b>Policy L3: Lowick Village Settlement Boundary</b>  <i>Modification to text suggested in order to provide greater clarity relating to development outside the settlement boundary.</i></p> <p><b>Policy L4: Design in New Housing Development</b>  <i>The LPA considered that the policy largely repeats existing Local Plan policy and suggested a more locally-specific approach.</i></p> <p><b>Policy L5: Biodiversity and development</b>  <i>The LPA considered that, as drafted, Policy L5 would fail to meet the basic conditions as it presented a conflict between Policy L5(d) and Northumberland Local Plan Policy ENV2. Policy L5 did not set out an order of preference for how habitats an 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.</i></p> <p><b>Policy L6: Coastal Mitigation</b>  <i>At the Pre-Submission (Regulation 14) stage, the LPA suggested the removal of the policy relating to coastal mitigation as it also appears in the Northumberland Local Plan. However, the LPA had changed its position and considered it necessary for the Neighbourhood Plan to now include a policy on coastal mitigation to mitigate the effects of the Plan’s policies. The LPA</i></p>

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		<p><i>expressed support for the inclusion of the coastal mitigation policy in the Submission Draft Plan.</i></p> <p><b>Policy L9: Creation and improvement of footpaths and cycleways</b>  <i>The LPA expressed support for the policy, considering it to be a good example of a locally-specific policy.</i></p> <p><b>Policy L10: Broadband and telecommunications</b>  <i>The LPA expressed support for the policy, considering it to be a good example of a locally-specific policy, which complements Local Plan policies on this matter.</i></p> <p><b>Policy H20. Walking and cycling network</b>  <i>The LPA supports the intention to provide planning policy support for a dedicated cycle route and footpath between Haydon Bridge and Hexham but remain concerned about the identification of a route on the Policies Map, even as a general extent as indicated in the policy. They advise that Policy H20 should be modified to provide support for a dedicated segregated cycle and pedestrian route between Haydon Bridge and Hexham and reference to any general extent being defined should be deleted. The Policies Map should be modified accordingly.</i></p> <p><b>Other comments</b>  <i>The LPA also made comments on typographical errors and suggested minor amendments to the Plan’s supporting text.</i></p>