

# **Newbiggin-by-the-Sea 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 Newbiggin-by-the-Sea Neighbourhood Plan.

Electronic copies of the representations made on the Plan, and which were submitted to the independent examiner, are available under the Newbiggin-by-the-Sea tab on our Neighbourhood Planning web page:

<https://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx>

### **List of Representations**

1. Coal Authority
2. Environment Agency
3. Pegasus Group on behalf of Gleeson Regeneration Ltd
4. Grace Darling CoE School
5. Historic England
6. Marine Management Organisation
7. National Highways (1) and (2)
8. Natural England
9. Newbiggin Arts Centre
10. NHS Property Services
11. Persimmon Homes
12. Sara Barnes
13. Natalie Bacon
14. George F White on behalf of M Clippingdale
15. Marc Kelly
16. Northumberland County Council

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Name	Organisation (if applicable)	Summary of representation
Melanie Lindsley	<b>Coal Authority</b>	It is noted that housing site allocations are proposed within the Neighbourhood Plan. These have been checked against the records we hold for coal mining features at surface or shallow depth and we can confirm that the sites appear to fall outside of the defined Development High Risk Area. On this basis the Planning team at the Coal Authority have no specific comments to make on the Neighbourhood Plan.
Lucy Mo Planning Technical Specialist - Sustainable Places	<b>Environment Agency</b>	Based on the environmental constraints within the area, the Environment Agency have no detailed comments to make but are pleased to see that the proposed allocations have been directed to the areas at the lowest probability of flooding and that they are all located within Flood Zone 1.
Charlotte Connor, Planner	<b>Pegasus Group on behalf of Gleeson Regeneration Ltd</b>	They largely support the NNP and believe that there is a need to allocate additional land for residential development. Gleeson are keen to play an integral role in the regeneration of Newbiggin-by-the-Sea and seek to bring a Site forward for residential development in addition to the NLP allocation at Spital House Farm. The Site currently consists of two pasture fields located immediately to the south of the B1334 and opposite to Spital House Farm.
Sharon Cole, Headteacher	<b>Grace Darling School</b>	The respondent notes that the Plan makes reference to the new link road which passes the school and the Town Council's support for this. They comment they have raised concerns about this before and have been told that this road will not happen but suggest the Plan indicates otherwise. They raise concerns about a major link road running parallel to and directly past the main access of the school.
Jules Brown Historic Places Adviser	<b>Historic England</b>	Historic England made a number of comments in relation to the pre-submission draft plan. They are pleased that these have been taken into account and have no further comments to make.

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Amy Fielding	<b>Marine Management Organisation</b>	MMO advised that note is taken of any relevant policies within the North East Marine Plan documents in regard to areas within the Neighbourhood plan that may impact upon the marine environment. Some suggestions of policies which may be more relevant to the Neighbourhood plan include: NE-HER-1, NE-SCP-1, NE-ACC-1, NE-TR-1 & NE-SOC-1. Within the consultation statement, they welcome the reference to the MMO and that the North East Marine Plan Documents were reviewed as part of the preparation of the plan. They would however like to see this translated into the neighbourhood plan with references to marine plan policies.
Sunny Ali, Regional Spatial Planning Manager	<b>National Highways</b>	National Highways referred to their response to an earlier consultation. They maintain their previous recommendation that additional wording should be included within the NP, but adjusted to account for the release of Circular 01/2022 or any replacement Central Government policy that may take its place. In summary, National Highways maintain that the wording of Policy N5: Housing and / or the supporting text should be amended to include the following amended recommended text to ensure the continued safe operation of the Strategic Road Network: <i>Any application for housing that exceeds the housing numbers allocated within the adopted Northumberland Local Plan for the Newbiggin Neighbourhood Plan area shall be supported by a Transport Assessment that considers the full housing allocation identified in the Newbiggin Neighbourhood Plan as additional to the Northumberland Local Plan allocations, in accordance with Department for Transport (DfT) Circular 01/2022 - Strategic road network and the delivery of sustainable development, or replacement policy in place at the time.</i>
Julian Clarke	<b>Natural England</b>	Natural England does not have any specific comments on this publication draft neighbourhood plan.
Steve R Wilkinson Chairman of the Board of Trustees	Newbiggin Arts Centre	In general, Newbiggin Arts Centre are very happy with the contents of the plan but suggest two possible changes:  2.17 A correction – ‘studios’ – because there are two facilities.

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		<p>5.13 and 5.14 We would propose the inclusion of Newbiggin Arts Centre in these two sections. Given the phenomenal success of the charity over the past two years (now accommodating ~200 participants each week – and rising exponentially), the beneficial effect on the health and wellbeing of community members and the financial and moral support given by both Newbiggin Town Council and Northumberland County Council.</p>
<p>Rowan Gilbert Senior Town Planner</p>	<p><b>NHS Property Services Ltd</b></p>	<p>In general, the NHSPS are supportive of the contents of the plan, but object to specific wordings within Policy N6 Community Services and Facilities. The NHSPS request the following possible change:</p> <p>d. Addition to Policy N6 – ‘The loss or change of use of existing facilities is part of a wider public service estate reorganisation.’</p> <p>Policy wording amendments are made to support the principle that where the NHS can demonstrate a health facility will be changed as part of NHS estate reorganisation programmes.</p>
<p>Nicola Reed Development Planner</p>	<p><b>Persimmon Homes</b></p>	<p>In general, Persimmon are supportive of the contents of the plan, but have several recommendations and suggest possible wording changes.</p> <p>Policy N1: Design Part D. They have recommended that additional wording/ further clarification should be provided within the policy or supporting text to be specific in terms of what should be considered outside of the development and whether this is to be the impact of the site topography and natural features.</p> <p>Part K of Policy N1, Persimmon recommend wording similar to ‘development proposals where levels of noise, air and water pollution are unacceptable, and unable to be mitigated to acceptable levels, will not be supported.’</p> <p>To strengthen Policy N2: Coastal Mitigation, they recommend making a reference to the Coastal Mitigation SPD document.</p> <p>They recommend that Policy N5: Housing Site Allocations wording should be future proofed to secure a balanced supply of new homes. They also put forward SHLAA site 9174 and say that the addition of this allocation will assist with building flexibility into the plan and securing future opportunities for housing growth.</p>

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		<p>Policy N7: Sustainable Transport and New Development Part D wording should reference ‘... improvements to the existing services and facilities can be secured’.</p> <p>Part E of Policy N7 wording should be amended to state ‘ensure that any contribution to cumulative impact of traffic flows on the highway network will not be severe and that appropriate mitigation or management measures can be secured’.</p>
Sara Barnes	-	<p>Ms. Barnes expressed concerns regarding the support for a new link road between Newbiggin and Ashington due to there already being two roads that are sufficient. She pointed out that there is only a small amount of traffic at peak hours and that this does not warrant a new link road. She also voiced the concern that the new road would go straight past the existing school in Newbiggin and would compromise public road safety in the area. She pointed out that road of Central parkway is already used like a race track for some residents. Furthermore, there is already a huge amount of vehicles that cut across the field next to Central Parkway from the colliery area, to reach the Central Parkway road. She fears that this will only get worse if the road was extended to go all the way to Ashington. Ms. Barnes outlined that the route marked for the road is currently a popular pathway used by numerous cyclists and walkers and that replacing the existing pathway with a road would not be promoting fitness and exercise as it would take away the space to do so.</p>
Natalie Bacon	-	<p>Ms. Bacon says that Newbiggin is lacking suitable affordable childcare, including before and after-school provision. She understands the Plan is trying to encourage people to move to Newbiggin but feels that childcare is a major factor in doing this and at present there are no plans to accommodate this.</p>
Stephanie Linnell Partner, Planning, Architecture & Development	<b>George F White on behalf of M Clippingdale</b>	<p>George F White states that the changes made from the Pre-submission document to the SDP document in response to the representations submitted are generally welcomes, and overall, the Plan is supported. The land allocations for residential development on sites H2 and H3 are supported, and sufficient evidence has been submitted to demonstrate that this land is genuinely available, suitable and achievable</p>

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Marc Kelly	-	<p>Mr. Kelly expressed grave concerns with the planned road extending central parkway to the Wansbeck roundabout in Ashington saying that both roads in and out of Newbiggin are more than sufficient for now and the future. His main concern was safety (around Grace Darling Primary) linked to congestion and illegal parking. He pointed out that the sports field and parks are used as a thoroughfare for vehicles and suggested that if the road were opened up, more people will cross the field in vehicles rather than drive around further exacerbating the issue. Mr. Kelly said the stretch of road from Front St /Gibson St to the school is already used as a drag race stretch with further risk associated with anti-social behaviour and dangerous driving already an issue. He believes that extending the road will lead to a perfectly set mile long race on a close to perfectly straight road. He hopes that this part of the plan can be reviewed or shelved.</p>
Sarah Brannigan, Neighbourhood Planning Team	<b>Northumberland County Council</b>	<p>NCC commented on Policy N5: Housing site allocations and suggested updating the figures in Table 1 and clarifying the data for ease of comprehension.</p> <p>The suggested corrections / updates include:</p> <p>A correction – Sites with planning permission (at 31 March 2022), Number of dwellings is 99.</p> <p>Removal of 'Pending applications (including 2 NLP allocations – Woodhorn Rd adj. to former arts centre and Former Moorside School'.</p> <p>Addition of 'H1, H2 &amp; H3' under Neighbourhood Plan allocations.</p> <p>The Council does not think that the wording included in paragraph 5.7, or the revised wording proposed by National Highways (NH) makes it clear what is required (or requested by NH). Unless a revised paragraph 5.7 can provide clarity, the Council is of the view that the paragraph should be deleted.</p>